

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of STAY CASTLE located at 400 N Tampa St Ste 1550 # 458314, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 23rd day of April, 2026.
STAY CASTLE HOSPITALITY CORPORATION
May 1, 2026 26-01443H

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of STAY CASTLE HOSPITALITY located at 400 N Tampa St Ste 1550 # 458314, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 23rd day of April, 2026.
STAY CASTLE HOSPITALITY CORPORATION
May 1, 2026 26-01444H

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of **Tickets for Tampa Kids** located at 401 E. Jackson Street, Suite 1500, in the County of Hillsborough, in the City of Tampa, Florida 33602, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 22nd day of April, 2026.
By: Tampa Tickets Just For Kids, Inc.
May 1, 2026 26-01448H

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to § 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of The Vale at Baymeadows located at 4890 W Kennedy Blvd., Ste. 900, in the County of Hillsborough in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Palm Beach, Florida, this 24th day of April, 2026.
The Vale at Baymeadows LLC
64608436.1
May 1, 2026 26-01479H

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of DIESEL OPTIMIZATION located at 502 N. Gilchrist Avenue in the County of HILLSBOROUGH in the City of TAMPA, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at HILLSBOROUGH, Florida, this 1st day of May, 2026.
DIESEL FITNESS, INC
May 1, 2026 26-01509H

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Halo Prime located at 13920 N Dale Mabry Hwy suite B 116 in the City of Tampa, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of April, 2026
Halo Prime Holdings LLC
Justin Lambeth
May 1, 2026 26-01464H

FIRST INSERTION
Fictitious Name Notice - ASHE
Notice is hereby given that Sheilina Henry, desiring to engage in business under the fictitious name ASHE located at 13305 Sunset Shore Cir, Riverview, FL 33579, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 1, 2026 26-01449H

FIRST INSERTION
Notice of sale of equipment per F.S. 85.031
The following described equipment will be sold in a public sale to the highest bidder to satisfy a claim of lien for labor.
2007 NATIONAL BOOM TRUCK VIN: 293889.
Vehicle and sale location:
10421 FERN HILL DR RIVERVIEW, FL on
May 18, 2026 at 10:00 a.m.
May 1, 2026 26-01499H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that MARIO CHAPPELL, OWNER, desiring to engage in business under the fictitious name of MILKMAN CUSTOMS located at 1702 E BUSCH BLVD, TAMPA, FLORIDA 33612 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 1, 2026 26-01484H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that HEMANT GOSAIN, OWNER, desiring to engage in business under the fictitious name of APARTMENT LOCATORS located at 700 CRAIGHEAD ST., SUITE 200, NASHVILLE, TENNESSEE 37204 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 1, 2026 26-01469H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that DRURY HOTELS COMPANY, LLC, OWNER, desiring to engage in business under the fictitious name of DRURY PLAZA HOTEL TAMPA BRANDON located at 802 S. FALKENBURG RD, TAMPA, FLORIDA 63702 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 1, 2026 26-01504H

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that Ameriprise Financial Services, LLC, 4030 W. Boy Scout Blvd, Ste 300, Tampa, FL 33607, desiring to engage in business under the fictitious name of Dedicated Capital Wealth Advisors, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
May 1, 2026 26-01503H

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of Varrea North Community Development District ("District") will hold public hearings and a regular meeting at 11:30 a.m. on May 27, 2026, at 3501 Riga Boulevard, Suite 100, Tampa, Florida 33619, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's Engineer's Report, dated February 2026 ("Improvement Plan"). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes. All persons interested may ascertain the description of the property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager's office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements benefiting the District ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management system, water, wastewater and reclaim utilities, landscape, hardscape and irrigation improvements, streetlights/undergrounding of electrical utility lines, recreational amenities, environmental conservation, offsite improvements, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report, dated April 22, 2026 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$103,260,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)	Maximum Principal (per unit)	Maximum Annual Installment (per unit)*
TH 20'	0.40	\$41,192.78	\$3,791.13
Villas 37.5'	0.75	77,236.46	7,108.38
SF 40'	0.80	82,385.56	7,582.27
SF 50'	1.00	102,981.95	9,477.84
SF 60'	1.20	123,578.34	11,373.40

*includes interest, collection fees and early payment discount allowances

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments may be collected on the Hillsborough County ("County") tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 11:30 a.m. on May 27, 2026, at 3501 Riga Boulevard, Suite 100, Tampa, Florida 33619, the Board will hold a regular public meeting to consider any other

business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's Office.

VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Varrea North Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report, dated March 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the District's Master Special Assessment Methodology Report, dated April 23, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$76,460,261.60 (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$103,260,000.00, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid

is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. With respect to each lien securing a series of bonds, the Assessments shall be paid in not more than (30) thirty yearly installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Hillsborough County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

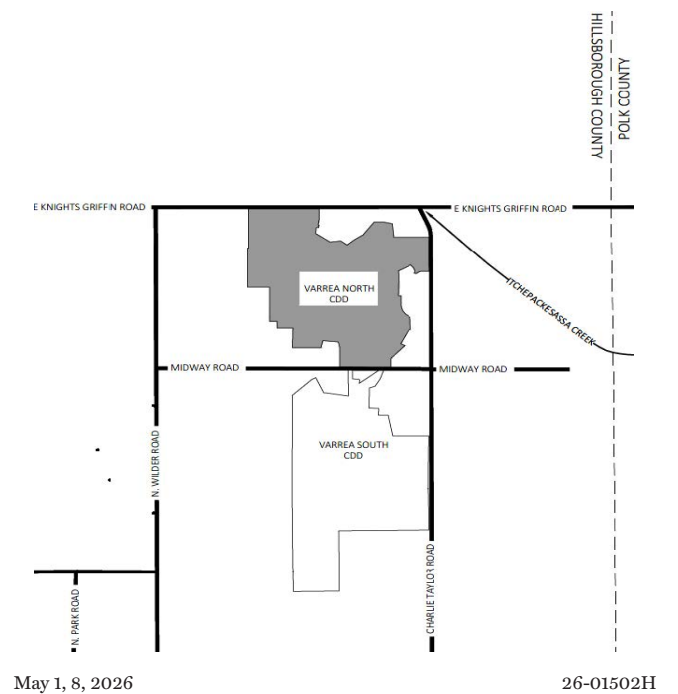
SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 22nd day of April, 2026.

ATTEST:
/s/ Andrew Kantarzi
Secretary/Assistant Secretary

VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT
/s/ Ryan Zook
Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated March 2026
Exhibit B: Master Special Assessment Methodology Report, dated April 23, 2026



--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Tampa Palms Community Development District (the "District") will commence at noon on Monday June 8, 2026 and close at noon on Friday June 12, 2026.

- Fred B. Karl County Center
Northwest Regional Office
Robert L. Gilder Elections Service Center
Southeast Regional Office
SouthShore Regional Service Center

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District.

The District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at https://www.votehillsborough.gov.

May 1, 2026 26-01436H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE AND REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold an Audit Committee meeting on May 14, 2026 at 1:30 p.m. with the regular meeting of the Board of Supervisors immediately following on May 14, 2026, at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Encore Community Development District Rachel Welborn, District Manager

May 1, 2026 26-01441H

FIRST INSERTION

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV NOTICE OF ATTORNEY-CLIENT SESSION AND BOARD MEETING

Notice is hereby given that the Board of Supervisors ("Board") of Fishhawk Community Development District IV ("District") will conduct a Board meeting and an attorney-client shade session at the Office of Eaton Realty, at 14012 Spector Road, Lithia, FL 33547, on May 12, 2026, at 10:30 a.m. (EST).

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to Tampa Bay Water, a Regional Water Supply Authority, Petitioner v. Fishhawk Community Development District IV, a Local Unit of Special Purpose Government Organized and Existing Under Chapter 190, Florida Statutes; Fishhawk Ranch West Homeowners Association, Inc; Bob Henriquez, Hillsborough County Property Appraiser; and Nancy C. Millan, Hillsborough County Tax Collector, Respondents, Case No.: 26-CA-000085, pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Civil Division.

In addition to, and prior to the closed attorney-client shade session, the Board will hold a special Board meeting to discuss any business which may come before the Board. The meeting of the District's Board is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) business hours before the meeting by contacting the District Manager at (813) 533-2950.

A person who decides to appeal any action taken at a meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager, Rachel Welborn May 1, 2026 26-01501H

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Lynwood Community Development District (the "District") will commence at noon on Monday June 8, 2026, and close at noon on Friday June 12, 2026.

- Fred B. Karl County Center
Northwest Regional Office
Robert L. Gilder Elections Service Center
Southeast Regional Office
SouthShore Regional Service Center

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District.

The District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at https://www.votehillsborough.gov.

May 1, 2026 26-01437H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BELMONT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Belmont Community Development District (the "District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844, or jgreenwood@gms-tampa.com.

Jason Greenwood, District Manager Belmont Community Development District

May 1, 2026 26-01434H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com.

Location 1: US Storage Centers - Tampa, located at 1108 Skipper Rd,

- Tampa, FL, 33613
M0007 - Zoe Lopez
W0032 - Anita James
R0009 - Julio Suarez
W0012 - Jeffery Paul Randall
N0010 - John Scott Parker
E0012 - Anna Maria Montgomery
T0008 - Yonka Cherita Patterson
Location 2: US Storage Centers - Tampa - Hillsborough, located at 2119 W Hillsborough Ave, Tampa, FL, 33603
2127 - Barbara Rogers
E507 - Yanet Rodriguez Figueredo
D514 - Tony Francis
3162 - Somnang Marie Chea
E521 - Magda Alfonso
3172 - Kimone Fung
2131 - Marie Augustin
2160 - Mary Rice
E502 - William Benton Simons
2122 - Edward John Williams
3066 - Yusniel Otano

May 1, 8, 2026 26-01453H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 05/25/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

- NAME: VISBAL BODY SHOP INC 3GNAXUEV7MS181891 2021 CHEV EQUINOX 12500.86/3KPF54AD0LE255134 2020 KIA FORTE 8686.87 TEL:813-697-1791 MV#: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/
NAME: TMT AUTO REPAIR LLC 1C6RR6GT0GS269573 2016 RAM 1500 5425.69/3D73Y4CLOBG623593 2011 RAM 3500 5358.98 TEL:813-697-1791 MV#: MV109899 LOCATION: 4402 DEVONSHIRE RD TAMPA, FL 33634/
NAME: ALEX PRO CAR INC 3KPFT4DE4SE134728 2025 KIA K4 11922.66 TEL:813-697-1791 MV#: MV113309 LOCATION: 2015 W BUSCH BLVD TAMPA, FL 33612/
NAME: CNT AUTOMOTIVE LLC 1FAHP2KTOG0102310 2014 FORD FOCUS TEL:813-697-1791 MV#: MV116031 LOCATION: 3810 ISLAND POND DR, PLANT CITY, FL 33565/
TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

May 1, 2026 26-01474H

FIRST INSERTION

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") of the Stonelake Ranch Community Development District ("District") will hold a public hearing on Tuesday, May 19, 2026 at 2:00 p.m. at Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.

The purpose of this meeting is for the Board to consider the adoption of the Proposed Budget(s) ("Proposed Budget") of the District for the fiscal year ending September 30, 2027 ("Fiscal Year 2027").

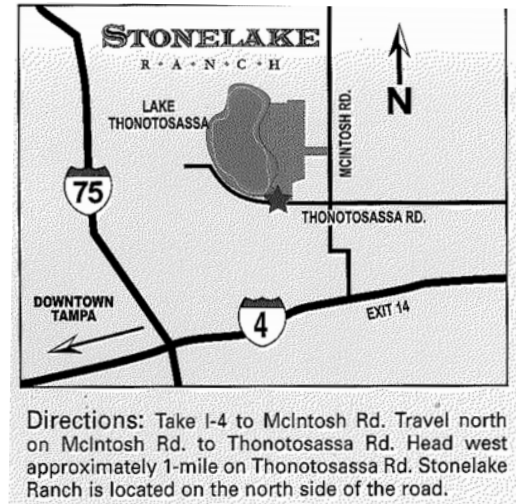
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Stonelake Ranch Community Development District James P. Ward, District Manager



May 1, 8, 2026 26-01433H

FIRST INSERTION

CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Channing Park Community Development District ("District") will hold a public hearing on Thursday, August 20, 2026 at 4:30 p.m. at the Channing Park Recreation Center, 17358 Chelsea Downs Circle, Lithia, FL 33547, or the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2027").

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.channingparkcdd.org/

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Channing Park Community Development District Sam Stevens, District Manager

May 1, 8, 2026 26-01442H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 05/26/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

- NAME: STINGRAY CHEVROLET LLC 1GCPYBEK6M2388964 2021 CHEV SILVERADO 1500 2615.75 TEL:813-697-1791 MV: MV75511 LOCATION: 2002 N FRONTAGE RD, PLANT CITY, FL 33563/
TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

May 1, 2026 26-01508H

--- PUBLIC NOTICES ---

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY
ENCORE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Encore Community Development District (“District”) hereby gives notice of its intention to develop rules establishing revisions to its Rate Schedule of connection and service rates, fees, and charges for the District’s provision of Chilled Water Services (“Proposed Rate Schedule”). The proposed rule number is 2026-01.

The Proposed Rate Schedule will address, among other things, adjustments to the existing rate schedule and future adjustment of such rates pursuant to that certain Chilled Water Rate Study – Final Report, dated March 31, 2026, in order to provide sufficient revenues for Chilled Water Service utility operation and maintenance.

The purpose and effect of the revised Rates is to provide sufficient revenues for utility operation and maintenance and to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed revised Proposed Rate Schedule includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rate Schedule revisions include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035 and 190.041, Florida Statutes.

A public hearing will be conducted by the District on **June 11, 2026, at 1:30 p.m. at the Ella at Encore, 1210 Ray Charles Blvd., Tampa, Florida 33602.**

A copy of the Proposed Rate Schedule, the related incorporated documents, if any, and/or additional information on the public hearing may be obtained by contacting the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 514-0400.

Rachel Welborn, District Manager
Encore Community Development District

May 1, 2026 26-01438H

FIRST INSERTION
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Wateset South Community Development District will hold their regular meeting on May 14, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Stephanie DeLuna, District Manager

May 1, 2026 26-01439H

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Captain J’s Marine Ops located at 17906 Hanna Road in the City of Lutz, Hillsborough, FL 33549-5456 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of April, 2026
Justin Lambeth
Justin Lambeth
May 1, 2026 26-01454H

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Trifecta Strategic Solutions located at 6420 Gondola Street in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of April, 2026
Calondra Tibbs
Calondra Tibbs
May 1, 2026 26-01493H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000921
IN RE: ESTATE OF
JUDITH ANN SHARP ROSE,
Deceased.

TO: Family Members of Judith Ann Sharp Rose
YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner’s attorney, whose name and address are: James P. Hines, Jr., Hines Norman Hines, P.L.L., 315 S. Hyde Park Avenue, Tampa, FL 33606 on or before June 18, 2026, and to file the original

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Saul Health located at 150 Old Franklin School Rd in the City of Pittstown, Hillsborough, NJ 08867 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of April, 2026
Jared Saul
Jared Saul
May 1, 2026 26-01463H

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Noir Intelligence located at 5005 W Laurel St, Ste 100, #3131 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of April, 2026
Jenifer Healey
May 1, 2026 26-01482H

of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 29 day of APRIL, 2026.

As Clerk of the Court (SEAL) By: RYAN MARSH As Deputy Clerk
First Publication on: May 1, 2026.
Petitioner’s attorney,
James P. Hines, Jr.,
Hines Norman Hines, P.L.L.,
315 S. Hyde Park Avenue,
Tampa, FL 33606
May 1, 8, 15, 22, 2026
26-01528H

FIRST INSERTION
NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING
TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the “Board”) of the Triple Creek Community Development District (the “District”) will hold a regular meeting of the Board of Supervisors on May 19, 2026, at 6:00 p.m. at , located at the Hammock Club, 13013 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Triple Creek Community Development District
Matt O’Nolan, District Manager

May 1, 2026 26-01440H

FIRST INSERTION
INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Lot C Water Redundancy Project, Raymond James Stadium

BID #25-14
Lot C Water Redundancy Project, Raymond James Stadium

MANDATORY PRE-BID CONFERENCE
Tuesday, May 12, 2026 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Tuesday, May 19, 2026 not later than 10am

Bid packages will be available for distribution on Friday, May 1, 2026. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 27th Day of April 2026.

/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
May 1, 2026 26-01489H

FIRST INSERTION

Summons / Lydia F Berghaus
Person Filing: Charlene Cruz
Address (if not protected): 1400 East Southern Avenue, Suite 400 Tempe, AZ 85282
Telephone: (480)427-2800
Email Address: minuteentries@chdblaw.com
Attorney for:
Lawyer’s Bar Number: 026692,
Issuing State: AZ Superior Court Of Arizona In Maricopa County
Case Number: CV2025-010229
Recreation Centers of Sun City West Inc.
Name of Plaintiff And Lydia F Berghaus
Name of Defendant Summons

Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Lydia F Berghaus 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this “Summons”. 2. If you do not want a judgment or order taken against you without your input, you must file an “Answer” or a “Response” in writing with the court and pay the filing fee. If you do not file an “Answer” or “Response” the other party may be given the relief requested in his/her Petition or Complaint. To file your “Answer” or “Response” take, or send, the “Answer” or “Response” to Clerk of the Superior Court, or electronically file your Answer through one of Arizona’s approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your “Response” or “Answer” to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this “Summons” and

the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your “Response” or “Answer” must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this “Summons” and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: March 20, 2025 Jeff Fine Clerk of Superior Court By: C. McWhorter Deputy Clerk If you would like advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of this Summons and accompanying documents may be obtained by writing to: CHDB Law LLP, 1400 East Southern Avenue, Suite 400, Tempe, Arizona 85282 or by contacting (480) 427-2800.
May 1, 8, 15, 22, 2026 26-01459H

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Virtually Perfect Legal Document Prep located at 1914 E. Clinton Street in the City of Tampa, Hillsborough, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of April, 2026
Jacquelynn L. Kennedy
May 1, 2026 26-01524H

FIRST INSERTION
EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the K-Bar Ranch II Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. The Hillsborough County Supervisor of Elections has multiple offices. The Southeast Regional office is located at 10020 South U.S. Hwy. 301 Riverview, FL 33578. The main office phone number for the Hillsborough County Supervisor of Elections is (813) 744-5900.

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a “qualified elector” of the District, as defined in Section 190.003, Florida Statutes. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The K-Bar Ranch II Community Development District has (2) seats up for election, specifically Seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

May 1, 2026 26-01435H

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of JCB Timepieces located at 601 North 12th Street, 1314 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of April, 2026
Jack Beringer
May 1, 2026 26-01468H

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of B+B Home Co. located at 7101 Princeton Pl in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of April, 2026
Cory M. Mattox
May 1, 2026 26-01514H

FIRST INSERTION

AMENDED NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
CIVIL ACTION

CASE NO.: 25-CA-006707
MOURER INVESTMENTS, LLC,
a California Limited Liability
Company, and GURJEET SINGH
AND MALVINDER KAUR,
TRUSTEES OF THE GURJEET
SINGH AND MALVINDER KAUR
TRUST, FORMED ON DECEMBER
12, 2019, AS TO 31.35% INTEREST;
Plaintiffs, v.
GLORIA E. MARTIN, an individual,
and the CITY OF TAMPA;
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 22, 2026, and entered in Case No. 25-CA-006707, of the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell the property situated in Hillsborough County, Florida described as:

TRACT OF LAND DESCRIBED AS BEING 1178.88 FEET NORTH AND 161.8 FEET WEST OF THE SE CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN WEST 249.05 FEET, SOUTH 22 DEG 24 MIN WEST 130 FEET, EAST 298.45 FEET, NORTH 121.10 FEET TO THE POINT OF BEGINNING. INCLUDES ALL OR PARTS OF LOTS 3 TO 10, INCLUSIVE IN BLOCK 48 OF TERRACE PARK, UNIT #2 AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Royal Palace Thai located at 811 S Howard Ave in the City of Tampa, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of April, 2026
Randall Knowles
May 1, 2026 26-01494H

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Key Systems Partner located at 19046 Bruce B Downs BLVD Ste B6 in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of April, 2026
Poetic Priestess LLC
May 1, 2026 26-01483H

TY, FLORIDA AND OTHER UNSUBDIVIDED LANDS.

Property Address: 10215 Takomah Trail, Tampa, Florida 33617 to the highest and best bidder for cash, <https://www.hillsborough.realforeclose.com>, at 10:00 a.m. on the 27th day of May, 2026.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 23rd day of April, 2026.
Respectfully submitted,
/s/ Charles E. Stoecker
Charles E. Stoecker, Esq.
Fla. Bar No. 92560
HINSHAW & CULBERTSON LLP
100 South Ashley Drive, Suite 1310
Tampa, FL 33602
Primary Email:
cstoecker@hinshawlaw.com
Secondary:
rwalterscopeland@hinshawlaw
Telephone: (813) 868-8881
Facsimile: (813) 436-8738
Counsel for Plaintiffs
99765\329227343.v1
May 1, 8, 2026 26-01461H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001305
Division B
IN RE: ESTATE OF
GEORGE THOMAS SWAYZE
Deceased.

The administration of the Estate of GEORGE THOMAS SWAYZE, deceased, whose date of death was January 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Personal Representative:

ELLEN SULLIVAN
23920 Coral Ridge Lane
Land O' Lakes, FL 34639

Attorney for Personal Representative:

JOHN M. HEMENWAY

Florida Bar Number: 027906

Bivins & Hemenway, P.A.

1060 Bloomingdale Avenue

Valrico, FL 33596

Telephone: (813) 643-4900

Fax: (813) 643-4904

E-Mail: jhemeway@bhpwalaw.com

Secondary E-Mail:

pleadings@brandonbusinesslaw.com

May 1, 8, 2026

26-01497H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001401
IN RE: ESTATE OF
STEPHAN A. WARNER
A/K/A STEPHEN A. WARNER
Deceased.

The administration of the estate of Stephan A. Warner a/k/a Stephen A. Warner, deceased, whose date of death was February 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Personal Representative:

Madison Warner

2101 S Biscayne Dr

North Port, Florida 34287

Attorney for Personal Representative:

Denyse D. Kruse

Florida Bar Number: 127152

Kruse Law, P.A.

600 1st Avenue North

St. Petersburg, FL 33701

Telephone: (727) 256-4860

E-Mail: denyse@kruselawgroup.com

Secondary E-Mail:

denysekruse@gmail.com

May 1, 8, 2026

26-01518H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-000825
IN RE: ESTATE OF
SHARON NANETTE GULSBY,
Deceased.

The summary administration of the estate of Sharon Nanette Gulsby, deceased, Case No.: 26-CP-000825 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgcomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST

PUBLICATION OF THIS NOTICE.

The Petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

APRIL LETT, Petitioner

250 Lee Hayles Road

Uriah, Alabama 36480

/s/ Derek T. Matthews, Esquire

DEREK T. MATTHEWS, ESQUIRE

Fla. Bar No.: 1000992

DAVID. H. PAGE, ESQUIRE

Fla. Bar No.: 1049323

MATTHEWS LAW &

ASSOCIATES, P.A.

1091 East Brandon Blvd.

Brandon, Florida 33511

Telephone No.: 813-588-5305

Email:

dmatthews@matthewslawpa.com

and denise@matthewslawpa.com

Attorneys for Petitioner

May 1, 8, 2026

26-01517H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
File No. 25-CP-004290
Division A
IN RE: ESTATE OF
DIANA PILGRIM
Deceased.

The administration of the estate of Diana Pilgrim, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Personal Representative:

Todd Rustman

26012 Horseshoe Circle, Suite 100

Laguna Hills, California 92653

Attorney for Personal Representative:

/s/ Robert S. Walton

Robert S. Walton

Attorney for Personal Representative

Florida Bar Number: 92129

Law Offices of Robert S. Walton, PL

3802 W. Bay to Bay Boulevard, Suite 11

Tampa, Florida 33629

Telephone: (813) 434-1960

Fax: (813) 200-9637

E-Mail: rob@attorneywalton.com

Secondary E-Mail:

eservice@attorneywalton.com

May 1, 8, 2026

26-01478H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001202
IN RE: ESTATE OF
ANTHONY R. STROLLO a/k/a
ANTHONY RALPH STROLLO
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of ANTHONY R. STROLLO, deceased, File Number 26-CP-001202, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was January 19, 2026; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such Order are:

Name	Address
DONALD J.	1941 Legion Drive,
STROLLO	Winter Park, FL 32789

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES

SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 1, 2026.

Person Giving Notice:

DONALD J. STROLLO

1941 Legion Drive

Winter Park, FL 32789

Attorney for Person Giving Notice

Vanessa J. Skinner, Esquire

Florida Bar Number: 0043713

Winderweede, Haines, Ward &

Woodman, P.A.

329 Park Avenue North, 2nd Floor

P.O. Box 880, Winter Park, FL 32790

Telephone: (407) 423-4246

Fax: (407) 645-3728

E-Mail: vskinner@whwww.com

Secondary E-Mail:

swilliams@whwww.com

May 1, 8, 2026

26-01495H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-1420
Division A
IN RE: ESTATE OF
ROBERT BALSIMELLI
Deceased.

The administration of the estate of Robert Balsimelli, deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgcomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Personal Representative:

/s/ Carol Balsimelli

Carol Balsimelli

2656 Redlands Drive

Costa Mesa, CA 92627

Attorney for Personal Representative:

/s/ Brian P. Buchert

Brian P. Buchert

Florida Bar Number: 55477

3249 W. Cypress Street, Ste. A

Tampa, Florida 33607

Telephone: (813) 434-0570

Fax: (813) 422-7837

E-Mail:

BBuchert@BuchertLawOffice.com

May 1, 8, 2026

26-01513H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000895
IN RE: ESTATE OF
NORMA IZQUIERDO
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: NORMA IZQUIERDO, File Number 2026-CP-000895.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, 800 E. Twiggs St., Tampa, FL, 33602.

Date of death of the decedent is: 02/19/2026.

The date of first publication of this notice is: 05/01/2026.

The second week of publication is: 05/08/2026.

Personal Representative(s):

Cyndy Izquierdo.

Attorney for the representative(s):

By: /s/ Matthew T. Morrison

Matthew T. Morrison, Esquire

Florida Bar No. 1005203

5121 S. Lakeland Dr, Suite 2

Lakeland, Florida 33813

Telephone: (863) 250-2990

May 1, 8, 2026

26-01498H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001228
Division A
IN RE: ESTATE OF
JULIA BERRY
Deceased.

The administration of the estate of Julia Berry, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 26-CP-001075
IN RE: ESTATE OF
ALKARIEM HAWKINS,
Deceased.

The administration of the Estate of AL-KARIEM HAWKINS, Deceased, whose date of death was May 31, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Clerk, P.O. BOX 3360, Tampa, FL, 33601. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

The date of first publication of this Notice is May 1, 2026.

Personal Representative:
MARILYN HAWTHORNE
2322 HAMILTON STREET #3A
ALLEN TOWN, PA 18104

Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF
BARRY A. DIAMOND, P.A.

Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
May 1, 8, 2026 26-01496H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004080
IN RE: ESTATE OF
JACQUELINE IRIS BROWN
Deceased.

The administration of the estate of Jacqueline Iris Brown, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER TH HILLSBOROUGH DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Chandra Dilworth
Personal Representative
312 Carriage Oak Place
Tampa, FL 33584

LaShawn Strachan
Attorney for Personal Representative
Email Addresses:

lstrachanesq@msn.com
Florida Bar No. 0321760
10150 Highland Manor Drive,
Suite 200
Tampa, FL 33610 (address)
Telephone: (813) 606-4111
May 1, 8, 2026 26-01455H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-003898
Division A
IN RE: ESTATE OF
DONALD O. SUMMERS,
A/K/A DONALD O. SUMMERS, SR.
Deceased.

The administration of the estate of Donald O. Summers, a/k/a Donald O. Summers, Sr., deceased, whose date of death was July 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Victoria S. Carlin
183 Emporium Avenue
West Seneca, New York 14224

Personal Representative
Rachel L. Bates
E-mail Addresses:
rachel@thebwlaw.com
Florida Bar No. 10444073
Breakwater Law, PLLC
2500 Tamiami Trail N, Suite 220
Naples, Florida 34103
Telephone: (239) 488-4466
Attorneys for Personal Representative
May 1, 8, 2026 26-01512H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
CASE NO.: 25-CP-002740
DIVISION: A
IN RE: ESTATE OF
CHARLES EDWARD PIATT,
Deceased.

The administration of the estate of CHARLES EDWARD PIATT, deceased, File Number 25-CP-002740, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER TIME OF SERVICE

OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

SKYE E. CRIBELAR
8101 N. 37th Street
Tampa, Florida 33604
4/23/2026 DATE

FEHINTOLA OGUNTEBI
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com
FBN: 049042
Attorney for Personal Representative
4/23/2026 DATE
May 1, 8, 2026 26-01470H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-CP-001233
Division: B
IN RE: ESTATE OF
FRANCINE JEANNE MONEY,
Deceased.

The administration of the Estate of Francine Jeanne Money, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Molly Hoover
6143 Walton Street
West Palm Beach, Florida 33411
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
May 1, 8, 2026 26-01471H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-CP-000238
IN RE: ESTATE OF
LIZZIE JOHNSON,
Deceased.

The administration of the estate of LIZZIE JOHNSON, Deceased, whose date of death was November 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other people having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is May 1, 2026.

LINDA JOHNSON,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954) 767-3399
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
May 1, 8, 2026 26-01472H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000458
Division: B
IN RE: ESTATE OF
JAMES PHIL MOSHER,
Deceased.

The administration of the estate of JAMES PHIL MOSHER, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: May 1, 2026.

MONINCA PAUL
2522 Siena Way
Valrico, FL 33596

Personal Representative
Justin J. Klatsky
Attorney for Personal Representative
Florida Bar No. 62500
Valrico Law Group
3626 Erindale Drive
Valrico, FL 33596
Telephone: (813) 661-5180
Email:
justin.klatsky@valricolawgroup.com
Secondary Email:
tara.morrow@valricolawgroup.com
May 1, 8, 2026 26-01457H

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001807
IN RE: LUZ A. FALCON,
AKA LUZ A. FALCON TEBAR,
Deceased

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of LUZ A. FALCON, AKA LUZ A. FALCON TEBAR, deceased, File Number 25-CP-001807, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602; that the decedent's date of death was April 26, 2025; that the total value of the estate is \$19,799.20 and that the names and addresses of those to whom it will be assigned by such order are:

Juan Isidro Cintron Renta
412 Maple Pointe Drive
Seffner, FL 33584
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Person Giving Notice:
Juan Isidro Cintron Renta
412 Maple Pointe Drive
Seffner, FL 33584
Attorney for Person Giving Notice:
Pamela Grace Martini, Esq.
Florida Bar No. 100761
Law Office of Pamela G. Martini, PLLC
7575 Dr. Phillips Blvd., Suite 305
Orlando, FL 32819
Telephone: (407) 955-4955
E-Mail: pam@pamelamartini.com
May 1, 8, 2026 26-01458H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-001058
IN RE: ESTATE OF
NANCY G. HANKS,
Deceased.

The administration of the estate of Nancy G. Hanks, deceased, File Number 26-CP-001058, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg St, Tampa, FL 33602. The name and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 1, 2026.

Petitioner:
Elizabeth Earle
7 Old Farm Rd
Halifax, MA 02338
Attorney for Petitioner:
David F. Hines, Esq.
Florida Bar No. 1038894
Hines & McCarty PLLC
745 W. Lumsden Rd.
Brandon, FL 33511
Telephone: (813) 738-8650
Email: dhines@tampa-litigation.com
May 1, 8, 2026 26-01456H

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-026464

CROSS CREEK II MASTER ASSOCIATION, INC., Plaintiff, v. GEORGE EARL BOYD, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 32, Block 1, CROSS CREEK PARCEL "M", PHASE 1, according to map or plat thereof as recorded in Plat Book 86, Page 62, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 12th day of June, 2026.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED this 24 day of April, 2026. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Ste 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff May 1, 8, 2026 26-01477H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 24-CC-063320

PLANTATION HOMEOWNERS, INC., Plaintiff, v. JOHN KEEN, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2, Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 6, FAIRFIELD VILLAGE, as recorded in Plat Book 50 on Page 52 of the Public Records of Hillsborough County, Florida. at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 5th day of June, 2026. If you are a person with a disability

who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 24 day of April, 2026. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Ste 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff May 1, 8, 2026 26-01476H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-008499

MIRA LAGO WEST HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. ESTATE OF KIRSTEN D. YOCOM, STEPHEN FINELLI, AND BERIT FINELLI, Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 21, Mira Lago West, Phase 1, according to the map or plat thereof, as recorded in Plat Book 102, Page 84, inclusive, of the Public Records of Hillsborough County, Florida. at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the

12th day of June, 2026. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 24 day of April, 2026. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Ste 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff May 1, 8, 2026 26-01475H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO. 25-CA-005380

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP; Plaintiff, v. JENNIFER T. VALENTIN, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered in the abovestyled cause in the Circuit Court of Hillsborough County, Florida on January 21, 2026, Victor D. Crist, Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on May 18, 2026, the following described property:

Lot 19 in Block E of THE TRAILS AT VAN DYKE FARMS, according to the Map or Plat thereof as recorded in Plat Book 68, Page 31 of the Public Records of Hillsborough County, Florida. Property Address: 17414 EQUESTRIAN TRL, ODESSA, FL 33556

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Andrew Arias, FBN: 89501 MARINOSCI LAW GROUP, P.C. Attorneys for Plaintiff 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 25-02840 May 1, 8, 2026 26-01451H

FIRST INSERTION

NOTICE OF SALE UNDER E.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO. 2024-CC-040224

WILLOWBROOKE COMMUNITY ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. LATISHA D. SMITH; RAPHEAL T. SMITH & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Default Final Judgment dated April 27, 2026, and in Case No. 2024-CC-040224 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which WILLOWBROOKE COMMUNITY ASSOCIATION, INC., the Plaintiff and LATISHA D. SMITH & RAPHEAL T. SMITH the Defendant(s), the Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at hillsborough.realforeclose.com, at 10:00am on June 19, 2026, the following described property set forth in the Default Final Judgment:

Lot 19, Buckhorn Forest, according to the plat thereof, as recorded in Plat Book 138, Pages 242 through 245 of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand this 27th day of April 2026. By: /s/ Karen J. Wonseltler Karen J. Wonseltler, Esq. Florida Bar No. 140929 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff May 1, 8, 2026 26-01505H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-013265

SUMMERWOOD OF OAK CREEK HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MAAH GRACE FONACHU, ET AL., Defendants.

Notice is hereby given that, pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as:

Lot 76, Block 25, Oak Creek Parcel 1B, according to the map or plat thereof, as recorded in Plat Book 112, Page 262, of the Public Records of Hillsborough County, Florida. Commonly referred to as: 7516 Forest Mere Drive, Riverview, Florida 33578.

at public sale, to the highest bidder for cash at 10 a.m., on the 5th day of August

2026. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 14th Day of April, 2026. STOCKHAM LAW GROUP, P.A. George D. Root, III Florida Bar #0078401 109 S Edison Avenue Tampa, Florida 33606 E-Mail: groot@stockhamlawgroup.com P:(813) 867-4455 / F: (813) 867-4454 Attorney for Plaintiff, SUMMERWOOD OF OAK CREEK May 1, 8, 2026 26-01452H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION

Case No. 29-2024-CA-008350

Division O RESIDENTIAL FORECLOSURE NAVY FEDERAL CREDIT UNION Plaintiff, vs.

KAMAL PADLowski, UNKNOWN SPOUSE OF KAMAL PADLowski, AND UNKNOWN TENANTS/ OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 26, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOTS 125, 126 AND THE EAST-ERLY 2.0 FEET OF LOT 127, LAKE MAGDALENE FOR REST, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 51 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE SOUTH 25.0 FEET OF A VACATED UN-NAMED STREET ABUTTING SAID LOTS ON THE NORTH.

and commonly known as: 14609 LAKE MAGDALENE CIR, TAMPA, FL 33613; including the building, appurtenances, and fixtures located therein,

at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on August 7, 2026 at 10:00 AM.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated: April 29, 2026

By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 110650/2427230/wl May 1, 8, 2026 26-01525H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO. 2026-CC-7948

5801 MIDDLESEX INC. PLAINTIFF, VS. CHARM-B INC. AS TRUSTEE OF THE 11112-2022 LAND TRUST DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Consent In-Rem Final Judgment dated February 24, 2026, and the Order Rescheduling Foreclosure Sale entered on April 7, 2026 and entered in 2026-CC-7948 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 5801 Middlesex Inc., is the Plaintiff and Charm-B Inc. as Trustee of the 11112-2022 Land Trust is the Defendant. Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, at, on May 22, 2026, at 10:00 AM the following described property as set forth in said Consent In-Rem Final Judgment, to wit:

Lot 24, Block 1, CASA BLANCA, according to the map or plat thereof, as recorded in Plat Book 89, Pages(s) 28, of the Public Records of Hillsborough County, Florida. More commonly known as: 11112 Blaine Top Place, Tampa, FL 33626 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated Tuesday, April 28, 2026. IVANOV & WOLF, PLLC Attorney for Plaintiff 3310 W. Cypress St, Suite 206 Tampa, FL 33607 Telephone: 813-870-6396 Matt@IWFirm.com By: /s/ Matthew D. Wolf MATTHEW D. WOLF, FBN: 92611 May 1, 8, 2026 26-01516H

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION

CASE NO.: 25-CA-006319

WATERSIDE COMMUNITY ASSOCIATION, INC., Plaintiff, v. MATTHEW TYLER PEREZ, AKA MATTHEW TYLER PEREZ II, UNKNOWN SPOUSE, AND UNKNOWN TENANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 26, 2026, entered in Case No.: 25-CA-006319 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WATERSIDE COMMUNITY ASSOCIATION, INC., is the Plaintiff, and MATTHEW TYLER PEREZ A/K/A MATTHEW TYLER PEREZ II, UNKNOWN SPOUSE, and UNKNOWN TENANT(S) IN POSSESSION, are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on the 21st day of May, 2026 the following described property as set forth in said Final Judgment:

Unit 102, Building 8, of WATERSIDE CONDOMINIUM III, a Condominium, together with its undivided interest in the com-

mon elements, according to the Declaration of Condominium recorded in Official Records Book 4639, Page(s) 346, as amended from time to time, in the Public Records of Hillsborough County, Florida.

Folio: 148821-0470 PIN A-28-28-19-46F-000008-00102.0 a/k/a 7204 E Bank Dr Tampa, FL 33617

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse 800 E. Twiggs St. Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: April 27, 2026 s/ Marielle Westerman, Esq. Florida Bar No. 13244 Westerman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 Telephone No.: 1-888-678-3330 mwesterman@westerman.law May 1, 8, 2026 26-01491H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION: C CASE NO.: 25-CA-007963

SECTION # RF VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs.

AUBREY DEVON WILLIAMS; HILLSBOROUGH COUNTY, FLORIDA CLERK OF COURT; SOUTH CREEK NEIGHBORHOOD ASSOCIATION, INC.; STATE OF FLORIDA; UNITED STATES OF AMERICA ACTING ON

BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF AUBREY DEVON WILLIAMS; MYRTIS WILLIAMS; UNKNOWN TENANT Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 26 day of May, 2026, the following

described property as set forth in said Final Judgment, to wit:

LOT 100, OF SOUTH CREEK PHASES 2A, 2B, AND 2C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 247, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 10392 BLUE PLUME CT, RIVERVIEW, FL 33578

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE

DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far

in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 24 day of April 2026.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-03075 May 1, 8, 2026 26-01521H

--- SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA

Case No.: 24-CC-63611 CYPRESS PARK GARDEN HOMES I CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. CHRISTOPHER E. THORNTON, Defendant.

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on April 22, 2026, in this cause, in the County Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

Condominium Parcel: Unit No. 1, CYPRESS PARK GARDEN HOMES I, a Condominium, according to the plat thereof recorded in Condominium Plat Book 5, page 33; and being further described in that certain Declaration of Condominium recorded in Official Records Book 4049, page 628, as amended in Official Records Book 4203, Page 227, and subsequent amendments thereto, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Also known as 11937 Dietz Drive, Tampa, FL 33625.

at public sale, to the highest and best bidder, for cash, online at https://www.hillsborough.realforeclose.com, on: June 12, 2026, beginning at 10:00 AM.

Any persons claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Respectfully submitted, Johnson Pope Bokor Ruppel & Burns, LLP

360 Central Avenue, Suite 500 St. Petersburg, FL 33701 (727) 999-9900 - Telephone (727) 800-5981 - Facsimile Primary Email Address: kmaller@jppfirm.com Secondary Email Address: kmurphy@jppfirm.com Attorneys for Plaintiff, CYPRESS PARK GARDEN HOMES I CONDOMINIUM ASSOCIATION, INC. By: s/Karen E. Maller Karen E. Maller, Esquire Florida Bar No. 822035 Matter #156154 May 1, 8, 2026 26-01462H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-006126 DIVISION: K

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. REBECCA L. GRIZZARD A/K/A REBECCA L. KISSER A/K/A REBECCA L. KISER; UNKNOWN SPOUSE OF REBECCA L. GRIZZARD A/K/A REBECCA L. KISSER A/K/A REBECCA L. KISER; RICHARD D. GRIZZARD RICHARD DEAN GRIZZARD; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Order Rescheduling Foreclosure Sale entered on April 15, 2026 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on MAY 22, 2026 at 10:00 a.m. at http://www.hillsborough.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

LOTS 5 AND 6, BLOCK 137, PORT TAMPA CITY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 7207 S Shamrock Street, Tampa, FL 33616

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated: April 23, 2026 /s/ Gina Vargas Gina Vargas, Esq. Florida Bar No. 84149 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Email: gvargas@mtglaw.com E-Service: servicefl@mtglaw.com May 1, 8, 2026 26-01467H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-006201 DIVISION: B

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL5, Plaintiff, vs.

SHAVELL OSORIO; UNKNOWN SPOUSE OF SHAVELL OSORIO; YONIKA J. ROMAN; UNKNOWN SPOUSE OF YONIKA J. ROMAN; CITY OF TAMPA, FLORIDA; STATE OF FLORIDA; CINDY STUART, CLERK OF COURT & COMPTROLLER, HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on March 5, 2026 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on JUNE 1, 2026 at 10:00 a.m. at http://www.hillsborough.realforeclose.com offer for sale and sell at public outcry to

the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

LOT 19, BLOCK 10, TILSEN MANOR, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 100 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1808 Marvy Ave, Tampa, FL 33612

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated: April 27, 2026 /s/ Gina Vargas Gina Vargas, Esq. Florida Bar No. 84149 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Email: gvargas@mtglaw.com E-Service: servicefl@mtglaw.com May 1, 8, 2026 26-01506H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 24-CA-003211

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII Plaintiff vs.

DAVID E. HACKETT and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DAVID E. HACKETT; LAURA JEAN HACKETT; UNKNOWN SPOUSE OF LAURA JEAN HACKETT; MEADOWBROOKE OWNERS ASSOCIATION, INC.; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PORTFOLIO RECOVERY ASSOCIATES, LLC; TENANT I/ UNKNOWN TENANT; TENANT II/ UNKNOWN TENANT; TENANT III/ UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants

Notice is hereby given pursuant to the Order entered on April 23, 2026, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:

LOT 58 IN BLOCK A OF MEADOWBROOKE AT SUMMERFIELD, UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 23, PUB-

LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

The Clerk of this Court shall sell the property to the highest bidder for cash, on August 11, 2026, at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By William Nussbaum III, Esq Florida Bar No. 066479

May 1, 8, 2026 26-01481H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 20-CA-001851 DIVISION: C

JPMorgan Chase Bank, National Association Plaintiff, -vs.-

Robert R. Davis; Tiffani J. Davis; Market Tampa Investments, LLC, as Trustee, under the 11308 Blackbarck Drive Land Trust dated 2/27/2013; Summerfield Master Community Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 20-CA-001851 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Robert R. Davis are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on May 19, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 30, BLOCK 2, SUMMERFIELD VILLAGE 1, TRACT 27, PHASE III, AS PER PLAT THEREOF; RECORDED IN PLAT BOOK 59, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55153 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: mflicker@logs.com By: /s/ Matthew Flicker Matthew Flicker, Esq. FL Bar # 87241 19-322342 FCOI CGG May 1, 8, 2026 26-01466H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-010232

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS.

LINDA M. DOUGLAS A/K/A LINDA DOUGLAS; LAKEVIEW VILLAGE HOMEOWNER'S ASSOCIATION OF BRANDON, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 22, 2026 in Civil Case No. 25-CA-010232, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and LINDA M. DOUGLAS A/K/A LINDA DOUGLAS; LAKEVIEW VILLAGE HOMEOWNER'S ASSOCIATION OF BRANDON, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on June 17, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to-wit:

LOT 34, BLOCK 1, LAKEVIEW VILLAGE SECTION "B", UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 42, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 24th day of April, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Kyle King Kyle King, Esq. FBN: 990248 Primary E-Mail: ServiceMail@aldridgepite.com 1457-1170B May 1, 8, 2026 26-01511H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-006794 DIVISION: RF -Section I

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-RP2, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PEARLINE ROYAL,

DECEASED; FOUNDATION FINANCE COMPANY LLC; DEANGELO HARRIS-ROYAL A/K/A DEANGELO ROYAL; DEANDRE HARRIS-ROYAL A/K/A DEANDRE ROYAL; BOBBY A. ROYAL; DAVID KARRY ROYAL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Uniform Consent Final Judgment of Foreclosure dated April 15, 2026, and entered in Case No. 24-CA-006794 of the Circuit Court in and for Hillsborough County, Florida, wherein

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-RP2 is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PEARLINE ROYAL, DECEASED; FOUNDATION FINANCE COMPANY LLC; DEANGELO HARRIS-ROYAL A/K/A DEANGELO ROYAL; DEANDRE HARRIS-ROYAL A/K/A DEANDRE ROYAL; BOBBY A. ROYAL; DAVID KARRY ROYAL; UNKNOWN TENANT NO. 1; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTER-

EST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on June 16, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1, BLOCK 15 OF GREEN RIDGE ESTATES, UNIT #1 ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 80 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS

AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE

HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 4/21/26. By: Greg H. Rosenthal Florida Bar No.: 955884 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 / Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1491-199711 / PC1 May 1, 8, 2026 26-01450H

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION
CASE NO.: 26-CA-000360
PRINSBANK, a Minnesota banking corporation, Plaintiff, vs. AMOJW REALTY, LLC, a Florida limited liability company, WILLIAM A. GUZMAN, individually, EJPB COMPANY GROUP, LLC, a dissolved Florida limited company, EDDIE JOEL PEREZ BENTTEZ, DJ Funding, LLC, a New York limited liability company, HILLSBOROUGH COUNTY, FLORIDA, a political subdivision of the State of Florida, and UNKNOWN TENANT(S) IN POSSESSION, Defendants.

TO: AMOJW Realty, LLC
 Last known address:
 2333 Valrico Forest Drive
 Valrico, FL 33594
 William A. Guzman
 Last known address:
 2333 Valrico Forest Drive
 Valrico, FL 33594
 Eddie Joel Perez Benitez
 Last known address:
 1798 W. Hillsborough Avenue
 Tampa, FL 33603

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

See attached Exhibit "A" EXHIBIT "A"
 From the Northwest corner of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 29 South, Range 20 East, Hillsborough County, Florida; run thence East 274.6 feet; thence South 00 degrees 02 minutes 15 seconds East, 360.3 feet to the POINT OF BEGINNING; thence East 125.0 feet; thence South 07 degrees 55 minutes 34 seconds East, 252.11 feet; thence West 135.0 feet; thence North 00 de-

grees 07 minutes 00 seconds East, 148.0 feet; thence South 89 degrees 18 minutes 48 seconds West, 25.0 feet; thence North 00 degrees 02 minutes 15 seconds West, 102.0 feet to the POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any to it on Richard B. Storf, Esquire, Attorney for Plaintiff, whose address is 101 NE 3rd Avenue, Suite 1800, Ft. Lauderdale, Florida 33301 and file the original with the Clerk of the above styled Court on or before May 27, 2026, or 30 days after first publication; otherwise a default will be entered against you and for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of said court at Tampa, Florida, this 21 day of April, 2026.

VICTOR CRIST
 As Clerk, Circuit Court
 Hillsborough County, Florida
 (SEAL) By: Jennifer Taylor
 As Deputy Clerk
 Hillsborough County Courthouse
 800 E. Twiggs St.
 Tampa, FL 33602
 Richard B. Storf, Esquire
 LORIUM LAW
 101 N.E. Third Avenue, Suite 1800
 Ft. Lauderdale, Florida 33301
 Telephone No.: (954) 462-8000
 Florida Bar No. 984523
 8696.001
 May 1, 8, 2026 26-01447H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-000489
THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED, et al.

Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 01, 2025, and entered in 25-CA-000489 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED; ELIA GONCE AKA ELIA ANTONIA HENRIQUEZ AKA ELIA A. HENRIQUEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC; DENNY GONCE; YUNIOR GONCE; WILMER PADILLA; ELIA DRUYARD are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 28, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 1, PANAMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 89 OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF THE ALLEY (NOW CLOSED) ABUTTING SAID LOT ON THE NORTH.
 Property Address: 1410 E 25TH AVE, TAMPA, FL 33605
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 28 day of April, 2026.
 By: [S]Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 24-263749 - RaO
 May 1, 8, 2026 26-01526H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO. 25-CA-003153
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1, Plaintiff, vs. CHARMARINE FUERTES; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN HEIRS OF GLORIA JEAN FUERTES; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated March 27, 2026, and entered in Case No. 25-CA-003153, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1, is Plaintiff and CHARMARINE FUERTES; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN HEIRS OF GLORIA JEAN FUERTES, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 27TH day of MAY, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 50 FEET OF LOT 3 IN BLOCK 3 OF ELIZABETH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tampri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 27th day of April, 2026
 VAN NESS LAW FIRM, PLC
 1239 E. Newport Center Drive,
 Suite 110
 Deerfield Beach, Florida 33442
 Ph: (954) 571-2031
 PRIMARY EMAIL:
 Pleadings@vanlawfl.com
 /s/ Mark Elia
 Mark C. Elia, Esq.
 Florida Bar #: 695734
 PHH20542-25/sap
 May 1, 8, 2026 26-01510H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
Case No.: 25-CA-008179
Division: G
RH FUND 32, LLC, a Nevada limited liability company, Plaintiff, vs. CONTINENTAL DIVIDE PROPERTY MANAGEMENT, a Florida limited liability company; XING LU LI, an individual; HEIRS AND DEVISES OF THE ESTATE OF GEOFFREY R. ENCK; RONALD JOHNSON, as personal representative of the Estate of Geoffrey R. Enck; GLENORA TRUST, as Trustee of the Enck Trust; MONIER RAHALL, as Trustee of the Glenora Trust; THE SOUTH NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation; HARBOUR COURT CONDOMINIUM ASSOCIATION, a Florida not-for-profit corporation; and UNKNOWN TENANTS IN POSSESSION, Defendants.

TO: Continental Divide Property Management LLC
 c/o William T. Pinnick, Registered Agent
 1600 N Hercules Avenue
 Clearwater, FL 33765
 Glenora Trust, as Trustee of the Enck Trust
 c/o Monier Rahall, Trustee of the Glenora Trust
 8547 J R Manor Drive
 Tampa, FL 33634
 Monier Rahall, as Trustee of the Glenora Trust
 8547 J R Manor Drive
 Tampa, FL 33634

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
 Unit 2608, Building 2, Harbour Court, Phase I, according to the plat thereof recorded in Condominium Plat Book 10, Page 23; and being further described in that certain Declaration of Condominium recorded in Official Records Book 4991, Page 369,

and subsequent amendments thereto, Public Records of Hillsborough County, Florida.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only:
 Property Addresses: 1000 S Harbour Island Boulevard, Unit 2608, Tampa, FL 33602

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before June 2, 2026 on Lara Roeske Fernandez, of Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A., attorneys for Plaintiff, whose address is 101 E. Kennedy Boulevard, Suite 2700, Tampa, FL 33602, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on: 4/27/2026.

Victor Crist
 Clerk of Court
 (SEAL) By: Jennifer Taylor
 Deputy Clerk
 Hillsborough County Courthouse
 800 E. Twiggs St.
 Tampa, FL 33602
 Lara Roeske Fernandez, Esq.
 Trenam Law
 101 E Kennedy Blvd, Suite 2700
 Tampa, FL 33602
 May 1, 8, 2026 26-01500H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.
292025CA012480A001HC
RF -Section I
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAUD KHAN A/K/A DAUD AHMAD KHAN, DECEASED; KEMERTON PLACE HOMEOWNERS ASSOCIATION, INC.; AISHA KHAN; IMTIAZ KHAN; HAMIDA KHAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAUD KHAN A/K/A DAUD AHMAD KHAN, DECEASED
 RESIDENCES UNKNOWN
 TO: HAMIDA KHAN
 2890 GRAND KEMERTONF PLACE
 TAMPA FL 33618
 Last Known Address
 Current Residence is Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOT 15, KEMERTON PLACE, ACCORDING TO THE MAP

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 287, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 5/22/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.
 DATED on April 16, 2026.

Victor Crist
 As Clerk of the Court
 (SEAL) By: Jennifer Taylor
 As Deputy Clerk
 Hillsborough County Courthouse
 800 E. Twiggs St.
 Tampa, FL 33602
 Diaz Anselmo & Associates, P.A.,
 Plaintiff's attorneys,
 P.O. BOX 19519,
 Fort Lauderdale, FL 33318,
 (954) 564-0071,
 answers@dallegal.com
 1463-222044 /ME2
 May 1, 8, 2026 26-01445H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO: 26-CA-004129
MORGAN RAE CLARK, Plaintiff, v. DOROTHY EGGLESTON, AS AN HEIR AND BENEFICIARY OF XEN Z. BEELER, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING BY, THROUGH OR UNDER THE ESTATE OF XEN Z. BEELER, DECEASED, Defendants.

YOU ARE NOTIFIED that an action has been filed against you to reform a deed on the following property located in Hillsborough County, Florida:
 Tract "A"; a tract in the Southwest ¼ of Section 11, Township 27 South, Range 18 East, Hillsborough County, Florida, described as follows: from the Southwest corner of said Section 11, run North 89 degrees, 53 minutes East along the South boundary of said Section 11, a distance of 40.0 feet, run thence North 0 degrees 12 minutes East, parallel to the West boundary of said Section 11, a distance of 70.31 feet to a point of beginning; from said point of beginning, continue North 0 degrees 12 minutes East, a distance of 84.29 feet; run thence North 89 degrees 53 minutes East a distance of 115.0 feet; thence run South 0 degrees 12 minutes West a distance of 84.90 feet; thence run North 89

degrees 48 minutes 46 seconds West a distance of 115.0 feet to the Point of Beginning.

You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

*TO BE PUBLISHED ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS IN THE BUSINESS OBSERVER.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS, my hand and seal of this Court on April 21, 2026.

VICTOR D. CRIST
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: Jennifer Taylor
 Deputy Clerk
 Hillsborough County Courthouse
 800 E. Twiggs St.
 Tampa, FL 33602
 Plaintiffs' Attorney,
 Jacqueline F. Perez, Esquire,
 KHL LAW,
 28100 U.S. Hwy. 19 North, Suite 104,
 Clearwater, Florida 33761
 May 1, 8, 15, 22, 2026 26-01480H

Q&A What is a public notice?
 A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
 The West Orange Times carries public notices in Orange County, Florida.

--- SALES / ACTIONS / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
File No. 26-CP-001194
Division Probate
IN RE: ESTATE OF
MARK CHRISTIAN ASMER, SR.
DECEASED.

The administration of the Estate of Mark Christian Asmer, Sr. (a/k/a Mark C. Asmer), deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The file number for the estate is 26-CP-001194. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes.

The date of first publication of this notice is: May 1, 2026.

Personal Representative:

/s/ Peter F. Asmer, Jr.

Peter F. Asmer, Jr.,

Personal Representative

6600 Brookmeade Drive

Charlotte, North Carolina 28226

Attorney for Personal Representative:

/s/ Clare McQueen Sater

Clare McQueen Sater, Esq.

Florida Bar No. 1026044

Legacy Protection Lawyers, LLP

100 - 2nd Avenue South, Suite 900

St. Petersburg, Florida 33701

Telephone: (727) 471-5868

Email:

Clare@LegacyProtectionLawyers.com

May 1, 8, 2026

26-01523H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 26-CA-002898
DIVISION: J

MIDFIRST BANK

Plaintiff, v.

**LIOSBER DE LA CARIDAD
URRUTIA PEREZ A/K/A LIOSBER
URRUTIA PEREZ A/K/A LIOSBER
URRUTIA, ET AL.**

Defendants.

TO: LIOSBER DE LA CARIDAD URRUTIA PEREZ A/K/A LIOSBER URRUTIA PEREZ A/K/A LIOSBER URRUTIA, Current residence unknown, but whose last known address was: 7936 WOODGLEN CIR, TAMPA, FL 33615-2042

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit:

THE WEST 30.00 FEET OF LOT 9, AND THE EAST 35.00 FEET OF LOT 10, IN BLOCK 82 OF TOWN 'N COUNTRY PARK UNIT NO. 38, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 42 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite

200, St. Petersburg, FL 33716, on or before 06/01/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twigg Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org

WITNESS my hand and seal of the Court on this day of APR 24 2026.

Victor D. Crist

Clerk of the Circuit Court

(SEAL) By: Patricia Corbin

Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011659
May 1, 8, 2026

26-01507H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 26-CA-000427

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
INDENTURE TRUSTEE FOR
AMERICAN HOME MORTGAGE
INVESTMENT TRUST 2006-1,
Plaintiff, VS.**

**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF WILLIAM T.
DRISCOLL, DECEASED; et al.,
Defendant(s).**

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of William T. Driscoll, Deceased

Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:

LOT 140, CHAPIN AVENUE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 24, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 05/19/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated on APR 13 2026.

As Clerk of the Court

(SEAL) By: Patricia Corbin

As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1221-17612B
Ref# 16813
May 1, 8, 2026

26-01446H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-CP-001213
Division: A
IN RE: ESTATE OF
RUTH E. CLARK
Deceased.

The administration of the estate of Ruth E. Clark, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Personal Representative:

Jennifer Green

1912 East 138th Avenue

Tampa, Florida 33613

Attorney for Personal Representative:

RODOLFO SUAREZ, JR. ESQ.

Fla. Bar No. 013201

PILAR V. VAZQUEZ, ESQ.

Fla. Bar No. 115839

Suarez Law

Attorneys for Petitioner

9100 S. Dadeland Blvd., Ste. 1620

Miami, Florida 33156

Tel. (305) 448-4244 /

Fax (305) 448-4211

Primary Email:

rudy@suarezlawyers.com

May 1, 8, 2026

26-01488H

FIRST INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY**

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA,
IN AND FOR HILLSBOROUGH
COUNTY, CIVIL DIVISION
CASE NO.: 26-CA-002432

**AMERIHOMEMORTGAGE
COMPANY LLC,
Plaintiff, vs.**

**DAILENA OJEDA MACIAS; et al.,
Defendants.**

TO: DAILENA OJEDA MACIAS; 1001 ELM GROVE LN, VALRICO, FL 33596 UNKNOWN SPOUSE OF DAILENA OJEDA MACIAS; 1001 ELM GROVE LN, VALRICO, FL 33596

YOU ARE NOTIFIED that an action to foreclose to the following property in Hillsborough County, Florida:

LOT 1, BLOCK 4, BLOOMINGDALE SECTION "F-F", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 1001 ELM GROVE LN, VALRICO, FL 33596.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 05/29/26, and file the orig-

inal with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED on APR 23 2026.

VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT

(SEAL) By: Patricia Corbin

DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
May 1, 8, 2026

26-01527H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 24-CA-009549

**PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff, VS.**

**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER, OR AGAINST THE
ESTATE OF CAROL LISS,
DECEASED; et al.,
Defendant(s).**

TO: Fulton Paul Liss

Last Known Residence: 5600 Wisconsin Ave, Apt 1409 Chevy Chase, MD 20815

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:

LOT 27, SUN CITY CENTER UNIT 266, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's at-

torney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 06/01/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated on APR 24 2026.

As Clerk of the Court

(SEAL) By: Patricia Corbin

As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1457-1048B
Ref# 17182
May 1, 8, 2026

26-01520H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000477
In Re: The Estate of
MELODIE SUE ANDERSON,
Deceased.

The administration of the estate of MELODIE SUE ANDERSON, deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, 2nd Floor, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

Personal Representative:

Dwight D. Anderson

4605 W. Pearl Ave.

Tampa, Florida 33611

Attorney for Personal Representative:

Erin M. Zides, Esq.

Tampa Law Group, P.A.

Florida Bar Number: 95662

15310 Amberly Drive

Suite 250

Tampa, Florida 33647

Telephone: (813) 384-3387

E-mail: erin@mytampalawgroup.com

May 1, 8, 2026

26-01529H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 26-CA-001519

**NATIONS DIRECT MORTGAGE,
LLC,
Plaintiff, vs.**

**SHAWN LABRONZE FLOYD;
UNKNOWN SPOUSE OF SHAWN
LABRONZE FLOYD; BOYETTE
SPRINGS HOMEOWNERS'
ASSOCIATION, INC.,
Defendant(s).**

TO: Shawn Labronze Floyd
Residence Unknown

Unknown Spouse of Shawn Labronze Floyd
Residence Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOT 10, BLOCK 2, BOYETTE SPRINGS SECTION B UNIT 6, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Street Address: 12403 Windswept Avenue, Riverview, Florida 33569

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 05/21/2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on APR 15 2026.

Victor D. Crist

Clerk of said Court

(SEAL) By: Patricia Corbin

As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400185
May 1, 8, 2026

26-01490H

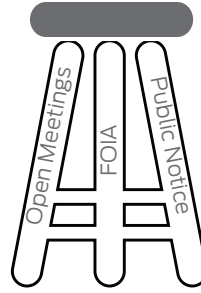
FIRST INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
CASE NO.: 26-CA-000245
DIVISION: A

**ONE CALL HOME REMODELING
GROUP, INC.,
Plaintiff, v.
CARL McCLELLAN, and any
unknown tenants, unknown heirs
and spouse,
Defendant.**

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence

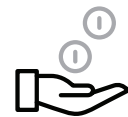


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

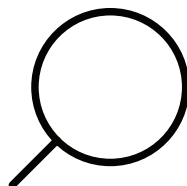


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

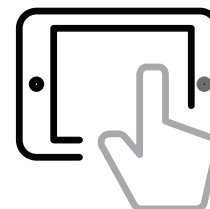
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 20th day of May, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Murray, Efa SUITCASES, TOTES, TABLE, MIRROR, ELECTRIC BURNER, BOXES, TRICYCLE, MISC ITEMS; Hernandez, Betty BOXES, NIGHTSTANDS, DRESSERS, COOLERS, BAGS, TOTES, WASHING MACHINE, MISC ITEMS; Morgan, Carli DRESSERS, TABLE, BOXES, BAGS, TOTES, DEEP FREEZER, WATER DISPENSER, TELESCOPE, SHELVING, MISC ITEMS; Kincaid, Kenneth AQUARIUMS, FILE CABINET, FIRE PIT, TOOLBOX, REFRIDGERATOR, WASHER, DRYER, FUTON FRAME, OFFICE CHAIRS, OVEN, LADDER, LAWN MOWER, TRANSMISSION JACK, BED FRAME, MISC ITEMS; Oden, Faith AIR COMPRESSOR, FOAM MATTRESS, BOXES, TV, VACUUMS, MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.
April 24; May 1, 2026 26-01354H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
FILE NUMBER: 26 CP 001238
DIVISION: A
IN RE: ESTATE OF
MARIE HAYCAK A/K/A
MARIE RORKE HAYCAK
DECEASED

The administration of the estate of Marie Haycak a/k/a Marie Rorke Haycak, deceased, whose date of death was February 28, 2026, and whose Social Security Number is XXX-XX-7532, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OF 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is April 24, 2026.

Personal Representative
Darlene Meadows

2208 Hartlebury Way
Sun City Center, FL 33573
Attorney for Personal Representative
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
(813) 634-5566
Florida Bar Number 265853
donald@linskylaw.com
Apr. 24; May 1, 2026 26-01349H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-001074
DIVISION: A
IN RE: ESTATE OF
SYLVIA DELORIS MILIAN,
DECEASED.

The administration of the estate of SYLVIA DELORIS MILIAN, deceased, File Number 26-CP-001074, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal Representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER TIME OF SERVICE

OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.

REYNALDO A. MILIAN

303 Parsons Woods Dr
Seffner, Florida 33584
4/20/2026 Date
FEHINTOLA OGUNTEBI
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com
FBN: 049042
Attorney for Personal Representative
4/20/2026 Date
Apr. 24; May 1, 2026 26-01401H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File Number 26-CP-001140
Division W
Florida Bar No. 144663
IN RE: ESTATE OF
MARY ANNE GUICE
Deceased.

The administration of the estate of MARY ANNE GUICE, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 4/24, 2026.

Personal Representative
Name: GREGORY A. GUICE

Address: 4033 Holden Rd.,
Lakeland, FL 33811
Attorney for Personal Representative
Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
Apr. 24; May 1, 2026 26-01428H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/08/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2015 PALH mobile home bearing vehicle identification numbers PH0919634AFland PH0919634BFL, and all personal items located inside the mobile home. Last Tenant: Juliana OsorioBonilla and Joel Abdiel Mercado Merced. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
Apr. 24; May 1, 2026 26-01431H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that 05/08/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S.715.109: A 1981 RAMA mobile home vehicle identification numbers 20620284AP and 20620284BP and all personal items located inside the mobile home. Last Tenant: Santos Gomez-Diaz, Victor Moreno Rojas, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Victor Moreno Rojas AND Unknown Party or Parties in Possession. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612, (813)-935-3578.
Apr. 24; May 1, 2026 26-01430H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000336
IN RE: ESTATE OF
EDITH LUGO
Deceased.

The administration of the estate of Edith Lugo, deceased, whose date of death was April 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026

Personal Representative:

Edith Cecilia Correa
5107 Bonnedale Ct.
Tampa, Florida 33624
Attorney for Personal Representative:
Maria N. Miaoulis, Attorney
Florida Bar Number: 30891
Bilirakis Law Group, LLC
33715 US HWY 19N 2ND FLOOR
PALM HARBOR, FL 34684
Telephone: 727-754-1932
E-Mail: mmiaoulis@bilirakislaw.com
Apr. 24; May 1, 2026 26-01352H

THIRD INSERTION

Public Notice

Effective May 16, 2026, Brunilda Nazario, MD, will no longer be providing care at Optum.

Patients of Dr. Nazario may continue care at Optum - Brandon.

Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.



April 17, 24; May 1, 8, 2026 26-01319H

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 05/14/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 1053	Randazzo, Antonina	Files, Boxes, Totes, Electronics, furniture
Unit 2252	Carney, Charles	Boxes, bags, totes, furniture
Unit 3038	Winslow, Kelly	Boxes, bags, totes, furniture
Unit 2081	Burgos, Erika	Baby items, boxes, bags, totes, collectibles, furniture, Instruments, toys

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.
April 24; May 1, 2026 26-01343H



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

PUBLISH
YOUR
LEGAL NOTICE

Call 941-906-9386
and select the appropriate
County name from the
menu option

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

--- ESTATE / ACTIONS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-000896
Division A
IN RE: ESTATE OF WILLIAM A. DAVIDSON, Decedent.

The administration of the estate of WILLIAM A. DAVIDSON, deceased, whose date of death was November 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §§ 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under § 732.2211, Florida Statutes.

The date of first publication of this notice is: April 24, 2026.

Signed on this 4th day of April, 2026.
William C. Hein
4000 E. Fletcher Ave., Apt. D306
Tampa, FL 33613

Personal Representative
Timothy C. Martin, Esq.
Florida Bar No. 91842
Martin Law Office, P.A.
PO Box 55234
St. Petersburg, FL 33732
Telephone: (813) 260-1413
Email: timm@martinlawfl.com
Attorney for Personal Representative
Apr. 24; May 1, 2026 26-01378H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000255
IN RE: ESTATE OF DONNA FAY CROSBY, Deceased.

The administration of the estate of DONNA FAY CROSBY, Deceased, whose date of death was October 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other people having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is April 24, 2026.

STEPHANIE TERRELL, Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954) 767-3399
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
Apr. 24; May 1, 2026 26-01372H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001283
Division Probate
IN RE: ESTATE OF VIOLA ANNE DEVRIES Deceased.

The administration of the estate of Viola Anne DeVries, deceased, whose date of death was March 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.

Personal Representative:
Debra Borkowski
6118 Yeats Manor Drive
Tampa, Florida 33616
Attorney for Personal Representative:
Patrick D. Quarles, Esq.
Attorney for Debra Borkowski
Florida Bar Number: 1065599
Richard Quarles P.A.
5801 Ulmerton Road, Suite 100
Clearwater, Florida 33760
Telephone: (727) 235-6461
E-Mail: patrick@rq.law
Secondary E-Mail: emina@rq.law
Apr. 24; May 1, 2026 26-01350H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000891
IN RE: ESTATE OF RUBEN M. MAYA AKA RUBEN MAXIMINO MAYA Deceased.

The administration of the estate of Ruben M. Maya aka Ruben Maximino Maya, deceased, whose date of death was January 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.

Gabrielle Marie Seifert f/k/a Gabrielle Marie Griffin-Maya Personal Representative
5565 Wellesley Avenue, Apt. 9
Pittsburgh, PA 15206

Rebecca C. Bell
Attorney for Personal Representative
Email Address:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Apr. 24; May 1, 2026 26-01356H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-000704
Division: B
IN RE: ESTATE OF WILLIAM RILEY BROWN, Deceased.

The administration of the estate of WILLIAM RILEY BROWN, deceased, whose date of death was February 3, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: April 24, 2026.

Betty Sue Brown Personal Representative
4109 W. Tacon Street
Tampa, FL 33629
G. Wrede Kirkpatrick, Esq.
Attorney for Personal Representative
Florida Bar No. 984116
THE LAW OFFICE OF WREDE KIRKPATRICK, P.A.
12201 Kelp Lane
Riverview, FL 33569
Telephone: 813-477-3132
Email:
wrede@kirkpatricklawoffice.com
Apr. 24; May 1, 2026 26-01355H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000521
IN RE: ESTATE OF ANTHONY KENNETH CANNELLA a/k/a ANTHONY K. CANNELLA, Deceased.

The Administration of the Estate of Anthony Kenneth Cannella a/k/a Anthony K. Cannella, Deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no

duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is April 24, 2026.

Personal Representative:
Mark E. Cannella
165 Rosehill Drive W
Tallahassee, Florida 32312
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atacauselaw.com
Secondary E-Mail:
shelby@atacauselaw.com
Apr. 24; May 1, 2026 26-01370H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-013204
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE, Plaintiff, v.

IVORY ELLIS; ERIC C. ELLIS, JR.; UNKNOWN SPOUSE OF IVORY ELLIS; UNKNOWN SPOUSE OF ERIC C. ELLIS, JR.; EAGLE PALMS HOMEOWNERS ASSOCIATION, INC.; VYSTAR CREDIT UNION, A STATE CHARTERED CREDIT UNION; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s):
ERIC C. ELLIS, JR.
(RESIDENCE UNKNOWN)
and
UNKNOWN SPOUSE OF ERIC C. ELLIS, JR.
(RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 175, EAGLE PALM PHASE 3B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE(S) 130 THROUGH 133, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 8502 FALLING BLUE PLACE RIVERVIEW, FL 33578 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before 5/8/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at , , Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court April 2, 2026.

Victor Crist
As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
Apr. 24; May 1, 2026 26-01335H

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2019-CA-005614
DIVISION: C

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. MARIA LAPORTE A/K/A MARIA D. LAPORTE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 10, 2026, and entered in Case No. 29-2019-CA-005614 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, is the Plaintiff and Maria Laporte a/k/a Maria D. Laporte, United States of America Acting through Secretary of Housing and Urban Development, United States of America, Department of Treasury, Unknown Party#1 N/K/A Al Laporte, ALBERTO LAPORTE, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the May 12, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 6, BLOCK 2 OF WEST PARK ESTATES UNIT 5, AC-

CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 53 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 4412 W ELM ST, TAMPA, FL 33614

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 21 day of April, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohm
Florida Bar #95948
Silver Jade Bohm, Esq.
IN/19-009033
Apr. 24; May 1, 2026 26-01426H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No.: 26CP-0805
IN RE: ESTATE OF TALMADGE E. HINSON, Deceased.

The administration of the Estate of TALMADGE E. HINSON, Deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N. Michigan Avenue, Plant City, Florida 33563. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is April 24, 2026.

Personal Representative:
PATRICIA DIANE MANNSCHRECK
18925 Red Bird Lane
Lithia, Florida 33547-1872
Attorney for Personal Representative:
JOHN J LANCASTER, LL.M.,
Attorney
Florida Bar Number: 0947024
CLARK CAMPBELL LANCASTER WORKMAN & AIRTH, PA
500 South Florida Avenue, Suite 800
Lakeland, Florida 33801
Telephone: 863-647-5337
Facsimile: 863-647-5012
E-Mail:
jlancaster@clarkcampbell-law.com
Secondary E-Mail:
hengle@clarkcampbell-law.com
Apr. 24; May 1, 2026 26-01400H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,

FLORIDA
PROBATE DIVISION
File No. 26-CP-000879
Division: B Probate
IN RE: ESTATE OF
ROSALIND VIRGINIA BODDEN
a/k/a R. VIRGINIA BODDEN
a/k/a ROSALIND BODDEN
Deceased.

The administration of the Estate of ROSALIND VIRGINIA BODDEN a/k/a R. VIRGINIA BODDEN a/k/a ROSALIND BODDEN, deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsboro County Probate Court, 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.

Personal Representative:

DAVID H. LEWIS
6306 Secret Court
Tampa, FL 33625
Attorney for Personal Representative
ALICE B. NEWMAN, ESQ.
Florida Bar Number: 0273650
Law Offices of Alice B. Newman PLLC
2255 Glades Road, Suite 324 Atrium
Boca Raton, Florida 33431
Telephone: (561) 482-0680
E-Mail: alicenewman.com
Apr. 24; May 1, 2026 26-01351H

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,

FLORIDA
PROBATE DIVISION
File No. 26-CP-001302
Division A
IN RE: ESTATE OF
JOHN EDUARD DUNKER,
aka JOHN E. DUNKER
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of JOHN EDUARD DUNKER, also known as JOHN E. DUNKER, deceased, File Number 26-CP-001302; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601; that the decedent's date of death was January 27, 2026; that the total value of the estate is Personal property in the amount of \$12,110.80 +/-, and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
ELSA	17515 Tally Ho Court
CORDULA	Odessa, FL 33556
DUNKER	

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom pro-

vision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this Notice is April 24, 2026.

Person Giving Notice:

ELSA CORDULA DUNKER
17515 Tally Ho Court
Odessa, FL 33556
Attorney for Person Giving Notice:
Ryne E. Hartt, Esq.
Attorney for Petitioners
Email: rhartt@hnh-law.com
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Apr. 24; May 1, 2026 26-01403H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001237
IN RE: ESTATE OF
DUSTIN RILEY SARRETT,
DECEASED.

The administration of the estate of DUSTIN RILEY SARRETT, deceased, whose date of death was March 23, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228

applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.

Personal Representative:
McKENNA CHAVIRA-SARRETT
Personal Representative
c/o BATTAGLIA, ROSS, DICUS,
MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
C. HUNTER RAWLS, ESQ.
BATTAGLIA, ROSS, DICUS &
MCQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300 FBN: 59432
Primary Email: hrawl@brdwlw.com
Secondary Email:
mflah@brdwlw.com
Apr. 24; May 1, 2026 26-01429H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY

PROBATE DIVISION
FILE NO.: 2026-CP-001225
DIVISION: A
IN RE:
MARIA DE LOS ANGELES
DUVERGE FERNANDEZ UBIEDA
Deceased.

The administration of the estate of MARIA DE LOS ANGELES DUVERGE FERNANDEZ UBIEDA, deceased, whose date of death was February 13, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2026-CP-001225; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS APRIL 24, 2026.

Petitioner

ANGELA MARIA CARDONA
3408 San Luis St.
Tampa, FL 33629
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
Apr. 24; May 1, 2026 26-01371H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
HILLSBOROUGH COUNTY,

FLORIDA
PROBATE DIVISION
File No. 26-CP-001324
Division Probate
IN RE: ESTATE OF
JOHN FREDERICK HATHAWAY,
Deceased.

The administration of the estate of John Frederick Hathaway, deceased, whose date of death was March 14, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.

Personal Representative:

Jennifer Ellen Hathaway
Attorney for Personal Representative:
John R. Cappa II
E-Mail Addresses:
jrc@cappalaw.com
holly@mckytonlaw.com
Florida Bar No. 56227
John R. Cappa PA
1229 Central Avenue
St. Petersburg, FL 33705
Telephone: 727-894-3159
Apr. 24; May 1, 2026 26-01383H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-001329
Division: Probate
IN RE: ESTATE OF
David Rocco Mercer,
Deceased.

The administration of the estate of David Rocco Mercer, deceased, whose date of death was February 09, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THE DATE THAT IS 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made

by a creditor as specified under section 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.

Personal Representative:
Signature: Jacob R. Mercer
Jacob R. Mercer
(Apr 16, 2026 06:50:46 EDT)
Email:
jacob@goaboveandbeyond.us
Jacob Mercer
3797 Cincinnati Street,
North Port, FL 34286
Attorney for Personal Representative:
Signature: matthew weidner
(Apr 17, 2026 16:35:07 EDT)
Email: weidner@mattweidnerlaw.com
Matthew D. Weidner, Esquire
Florida Bar No.: 0185957
Matthew Weidner PA
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: 727-954-8752
E-Mail: service@mattweidnerlaw.com
Secondary E-Mail:
julia@mattweidnerlaw.com
Apr. 24; May 1, 2026 26-01402H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 2026-CP-000671
Division A
IN RE: ESTATE OF
Dolores Vergara Rayburn, a/k/a
Dolores Vergara Rayburn
Deceased.

The administration of the estate of Dolores Vergara Rayburn, also known as Dolores Vergara Rayburn, deceased, whose date of death was November 20th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026

Personal Representative:

James Michael Rayburn
1033 Emerald Hill Way
Valrico, FL 33594
THEODORE R. M. MILLER, ESQ.
MILLER TROLANO, P.A.
Attorneys for Personal Representative
2323 S. FLORIDA AVENUE
LAKE LAND, FL 33803
Telephone: 863-688-7038
Florida Bar No. 1010557
Email Addresses:
tmiller@millerlawfl.com
tcook@millerlawfl.com
Apr. 24; May 1, 2026 26-01348H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,

FLORIDA
PROBATE DIVISION
File No. 26-CP-000519
Division B
IN RE: ESTATE OF
CAROL LEE BAKER,
aka CAROL BAKER
Deceased.

The administration of the estate of CAROL LEE BAKER, also known as CAROL BAKER, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: April 24, 2026.

VALARIE GRIM

Personal Representative
701 S. Howard Ave., Suite 106-339
Tampa, FL 33606
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
Apr. 24; May 1, 2026 26-01373H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,

FLORIDA
PROBATE DIVISION A
File No. 26-CP-000993
IN RE: ESTATE OF
DARRYL BETLEJEWSKI
Deceased.

The administration of the ESTATE OF DARRYL BETLEJEWSKI, deceased, whose date of death was December 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 24, 2026.

Personal Representative
Julie Lavacchi
6525 Senegal Palm Way
Apollo Beach, FL 33572
Attorney for Personal Representative
Quikeef Simmons, CPA, Esq.
E-Mail Addresses:
qsimmmons@sblgp.com/
admin@sblgp.com
Florida Bar No. 1022482
Simmons Business Law Group, PLLC
401 E. Jackson Street Suite 3300
Tampa, FL. 33602
Telephone: (813) 701-2625/
Fax (813) 756-2587
Apr. 24; May 1, 2026 26-01432H

--- ACTIONS ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 25-CA-003951 DIVISION: E

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, vs. Judy S. Parmley; Tamara Ann Parmley; Unknown Spouse of Judy S. Parmley; Unknown Spouse of Tamara Ann Parmley; Ardent Federal Credit Union; Sun City Center West Master Association, Inc.; Greater Sun City Center Beautification Corporation; Sun City Center Community Association, Inc.; Estates at Lake View Property Owners' Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-003951 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Judy S. Parmley are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on May 13, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 12, BLOCK 2, SUN CITY CENTER UNIT 259, ACCORD-

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP Attorneys for Plaintiff

750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707

For Email Service Only: FLEService@logs.com For all other inquiries: mtebbi@logs.com

By: /s/ Lara Diskin FL Bar # 43811 for Michael L. Tebbi, Esq. FL Bar # 70856

25-332908 FCO1 RFT Apr. 24; May 1, 2026 26-01386H

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 25-CA-002318 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-INV1, Plaintiff, v. LONG & ASSOCIATE OF TAMPA, LLC, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 16, 2026 and entered in Case No. 25-CA-002318 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein LONG & ASSOCIATE OF TAMPA, LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on June 1, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 7, TAMPA PALMS 4A UNIT 1, A REPLAT OF A PORTION OF TAMPA PALMS UNIT 4, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 63, PAGE 30, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 6368 WEST MACLAURIN DRIVE, TAMPA, FL 33647 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

GHIDOTTI | BERGER LLP Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578

By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454

Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855

Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahan, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751

fcpleadings@ghidottiberger.com Apr. 24; May 1, 2026 26-01391H

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 9811 Progress BLV. River-view, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 05/14/2026 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

- A015 Kayla Wooten Appliances, artwork, boxes, computer, electronics, furniture
A080 Candice Foster Boxes, clothing, electronics, kitchenware, furniture, tools, toys
A237 Bryan Cardenas Baby items, boxes, bags, clothing, electronics, furniture, outdoors
A247 Jose Sanchez Appliances, bedding, boxes, bags, totes, furniture, outdoors
A329 Aytia Frett Appliances, artwork, bags, clothing, furniture, outdoors, toys
B018 Angel Tellus Bedding, furniture, toys
B021 Khaliah Stilaire Appliances, boxes, bags, clothing, electronics, dishes, furniture
B064 Nay Gargano Boxes, bags, totes, kitchenware, furniture, outdoors
B125 Ana Santos Bags, tools
B166 Najah Davis Baby items, totes, clothing
B212 Felicity Arnold Artwork, boxes, bags, totes, bike
B219 Carlos Garcia Bedding
C022 Jennie Spencer Boxes, kitchenware, furniture
D127 Taylor Cameron Bedding, boxes, bags, clothing, electronics, furniture, lamps, toys
D128 Ricky Tyson Artwork, bedding, boxes, clothing, electronics, furniture
D133 Eric Kane Computer, electronics, furniture
D146 Andrea Allen Artwork, books, boxes, clothing, collectibles, computers, toys
D168 Willie Mann Boxes, totes, clothing, computers, electronics, kitchenware, tools
D181 Joseph Yancey Appliances, artwork, baby items, books, boxes, totes, electronics
D184 Melva Richardson Books, boxes, bags, totes, clothing, electronics, furniture, toys
D188 Shanna Hall Boxes, bags, totes, electronics, kitchenware, furniture, outdoors
D208 Ryan Culpepper Baby items, bedding, boxes, furniture, outdoors, sports, toys

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (813)-344-7390 Apr 24; May 1, 2026 26-01340H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 5/14/26 at 2:30 PM. Contents include personal property along with the described belongings:3 to those individuals listed below.

- 8-111 Sarah Tapia Boxes, Appliances, Clothing, Furniture
10-132 Japorche Pace Baby Items, Boxes
22-10 Rebecca Glorioso Appliances, Boxes, Clothing, Electronics, Furniture
A-272 Michael Shultz Boxes, Totes, Furniture
A-284 deana Granger Boxes, Bedding, Clothing, Furniture
A-332 Alexandria Gwendolyn Hart Sports, Chair, Stool
B-473 Ashley Jernigan Boxes, Clothing, Sports, Suitcase
B-477 Luis Lopez Boxes
C-549 Jonathan Jackson Boxes, Baby Items, Bedding
C-553 Robin Simmons Artwork, Boxes, Totes, Electronics, Furniture, Tools
C-580 Cody Upshaw Furniture
C-585 Kathleen Double Boxes, Electronics, Furniture, Lamps, Toys
C-620 Brain Cotterel Boxes, Furniture, Tools, Outdoor Equipment, Shelves
D-775 Braidon Ward Baby Items, A/C Unit, Door, Tire
G-822 Silvana Yunda Boxes
G-818 Cristal Patterson Boxes, Bags, Totes, Electronics, Furniture, Lamps

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430. Apr 24; May 1, 2026 26-01342H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-010085 MIDFIRST BANK, Plaintiff, vs. CARRIE HALL, et al., Defendants.

To: CARRIE HALL 14802 DIAMOND VIEW PL, WIMAU-MA, FL 33598 UNKNOWN SPOUSE OF CARRIE HALL 14802 DIAMOND VIEW PL, WIMAU-MA, FL 33598 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 46, CORRECTED MAP OF GEORGIA TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 5/26/2026 or 30 days from the first publication,

otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of said Court on April 20, 2026.

VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-13645FL Apr. 24; May 1, 2026 26-01421H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 26-CA-001699 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, Plaintiff, vs. WILLIAM THOMAS JR., et al., Defendants.

TO: WILLIAM THOMAS JR. 504 LYNDBURST ST, BALTIMORE, MD 21229 2957

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 4, BLOCK 28, OF SUNSHINE VILLAGE PHASE 1B-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGES 288 THROUGH 299, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 5/22/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

WITNESS my hand and the seal of this Court on April 16, 2026.

VICTOR CRIST As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-05410 Apr. 24; May 1, 2026 26-01361H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 23-CA-012785 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WILLIAM RICHARD MOSS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2026, and entered in 23-CA-012785 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and WILLIAM RICHARD MOSS are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 17 LESS THE EAST 6.5 INCHES BLOCK 11, SHERWOOD HEIGHTS - UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 2234 E N13TH AVE, TAMPA, FL 33612

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

45.031. IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 21 day of April, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-110250 - MaM Apr. 24; May 1, 2026 26-01408H

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 05/14/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

- UNIT NAME CONTENTS
032 Marla Stephens Household goods
401 Ana Castro Household goods
402 Edison Hernandez Household goods
416 Odeyny Naranjo Hernandez Furniture, Boxes
536 Kevin Sawinski Furniture, collectibles, boxes
626 Devin Bell Furniture, boxes, artwork
889 Rachel Hill Furniture, boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348. Apr 24; May 1, 2026 26-01341H

--- ACTIONS / SALES / PUBLIC SALES ---

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

Case No. 26-CA-002847 MADISON MONTGOMERY TAMIAMI LLC, a Delaware limited liability company; STANDARD BUILDING SOLUTIONS, INC., a Delaware corporation f/k/a BUILDING MATERIALS CORPORATION OF AMERICA; and BUILDING MATERIALS MANUFACTURING LLC, a Delaware limited liability company f/k/a BUILDING MATERIALS MANUFACTURING CORPORATION, a Delaware corporation, Petitioners, v. ALAFIA LAND COMPANY, a dissolved Florida corporation; and any and all unknown parties, officers, trustees, or other parties claiming an interest by, through, under, or against Alafia Land Company; and any and all unknown parties claiming an interest by, through, under, or against James F. Taylor, Jr., John M. Allison, M.G. Gibbons, Jr., and Joseph W. Castello, Jr. who are known to be dead or are not known to be dead or alive, Respondents.

TO: ALAFIA LAND COMPANY, A DISSOLVED FLORIDA CORPORATION; ANY AND ALL UNKNOWN PARTIES, OFFICERS, TRUSTEES, OR OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST ALAFIA LAND COMPANY; AND ANY AND ALL UNKNOWN PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST JAMES F. TAYLOR, JR., JOHN M. ALLISON, M.G. GIBBONS, JR., AND JOSEPH W. CASTELLO, JR., WHO ARE KNOWN TO BE DEAD OR ARE NOT KNOWN TO BE DEAD OR ALIVE.

YOU ARE NOTIFIED that an action has been filed against you to appoint a statutory successor trustee of Alafia Land Company, a dissolved Florida corporation in Hillsborough County, Florida:

Portions of roads, alleys, and streets located in South Tampa

Subdivision, according to the plat recorded in Plat Book 6, Page 3, and South Tampa Villa Sites, according to the plat recorded in Plat Book 6, Page 58, both of the Public Records of Hillsborough County, Florida, as more particularly described in Exhibit A attached hereto.

EXHIBIT A A portion of IDAHO AVENUE - as vacated by the Resolution recorded in Official Records Book 3939, Page 463, of the Official Records of Hillsborough County, Florida, more particularly described as:

A portion of the platted right-of-way of Idaho Avenue per SOUTH TAMPA VILLA SITES, according to the plat thereof, recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGINNING at a point marking the Northwest corner of Tract 6 in the Northwest quarter of Section 3, Township 30 South, Range 19 East, in South Tampa, Hillsborough County, Florida, according to the plat thereof, recorded in Plat Book 6, Page 3, of the Public Records of said county; said point also being coincident with the East platted right-of-way of Idaho Avenue per SOUTH TAMPA VILLA SITES, according to the plat thereof, recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida; thence coincident with said East right-of-way boundary and the West boundary of said Tract 6, S 00°21'45" W a distance of 664.19 feet to a point being 15.00 feet South of the Southwest corner of said Tract 6; thence departing said East right-of-way boundary, N 89°47'39" W a distance of 40.00 feet to a point coincident with the West right-of-way boundary of said Idaho Avenue; thence coincident with said West right-of-way boundary, N 00°21'45" E a distance of 917.52 feet to a point lying 20.00 feet North of the Northeast corner of

Block 70 of said Plat of SOUTH TAMPA VILLA SITES; thence departing said West right-of-way boundary, S 89°39'14" E a distance of 20.00 feet to a point coincident with the centerline of the platted right-of-way of said Idaho Avenue; thence coincident with said centerline, S 00°22'04" W a distance of 253.25 feet; thence departing said centerline, S 89°43'51" E a distance of 20.02 feet to the: POINT OF BEGINNING.

A portion of IDAHO AVENUE - as vacated by the Resolution recorded as Instrument No. 2026073074, in the Official Records of Hillsborough County, Florida, more particularly described as:

A portion of Idaho Avenue, SOUTH TAMPA VILLA SITES, according to the map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida, bounded on the South by the North Right-of-way Boundary of Madison Avenue per Florida Department of Transportation Right-of-way Map Section Number 10823-2601, and bounded on the North by the South Boundary of said vacated Right-of-way of Idaho Avenue as recorded in Official Records Book 3939, Page 463, of the Public Records of Hillsborough County, Florida.

Together with: A 30 foot strip of land bounded on the South by the North Right-of-way Boundary of Madison Avenue per Florida Department of Transportation Right-of-way Map Section Number 10823-2601, bounded on the North by the North Boundary of Lot 1, Block 82, SOUTH TAMPA VILLA SITES, according to the map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida and bounded on the East by the West Right-of-way Boundary of Idaho Avenue, SOUTH TAMPA VILLA SITES, according to the map or plat thereof as recorded in Plat

Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida and bounded on the West by a line being 30 feet West of and parallel to said West Right-of-way Boundary of Idaho Avenue.

OTHER VACATED STREETS AND ALLEYS Folio 046995-0150 - O.R. Book 26043, Page 1507

All of the alleys and streets shown on the plat of South Tampa Villa Sites, as recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida, lying within the boundaries of the following parcel:

All of Lot 3 and portions of Lots 2, 6, 7, 4 and 5 all in Block 70 SOUTH TAMPA VILLA SITES, as per map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida, and that portion of the South 1/2 of the closed right-of-way abutting Block 70 on the North, and that portion of the closed alley lying within Block 70, and that portion of the closed right-of-way lying between Block 70 and Block 81, being more particularly described as follows:

COMMENCE at a point marking the intersection of the Northern extension of the East boundary of Block 70, SOUTH TAMPA VILLA SITES, as per map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida with a line lying 20.00 feet North of and parallel with the North boundary of said Block 70, thence coincident with said parallel line, N 89°11'23" W a distance of 345.21 feet to the POINT OF BEGINNING; thence departing said parallel line, S 00°49'28" W a distance of 407.34 feet to a point coincident with a line being 30.00 feet North of and parallel with the North boundary of Block 81, SOUTH TAMPA VILLA SITES, as per map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida;

thence coincident with said parallel line, N 89°09'58" W a distance of 36.45 feet; thence departing said parallel line, N 69°11'26" W a distance of 170.84 feet to a point coincident with a curve concave to the South, said curve having a radius of 280.00 feet, a delta angle of 20°27'10" and being subtended by a chord bearing N 79°25'01" W for a distance of 99.42 feet; thence coincident with the arc of said curve a distance of 99.95 feet; thence N 89°38'36" W a distance of 24.43 feet to a point coincident with the East right-of-way boundary of US Highway 41 (State Road No. 45) per Florida Department of Transportation Map Section No. 1006-208; thence coincident with said East right-of-way boundary, N 00°20'20" E a distance of 332.22 feet to a point coincident with a line lying 20.00 feet North of and parallel with the North boundary of said Block 70; thence departing said East right-of-way boundary coincident with said parallel line, S 89°11'23" E a distance of 322.23 feet to the POINT OF BEGINNING.

Folio 047005-000 - O.R. Book 26043, Page 1214

The road right of way lying between Block 93 and Block 94, and the North one-half (1/2) of the platted alley way in Block 94, South Tampa Villa Sites, according to the plat recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida.

Folio 048905-0000 - O.R. Book 7318, Page 533

The alley way lying within Block 82, the street lying between Block 82 and Block 93, and the alley way lying within Block 93, all less the East 30 feet thereof, and all less the parts of said streets and alleys lying within the right-of-way of State Road 45 (U.S. 41), South Tampa Villa Sites, according to the plat recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida. The street lying between Tract 6

and Tract 11 in the Northwest ¼ of Section 3, Township 30 South, Range 19 East, lying west of the west line of the railroad right-of-way, South Tampa Subdivision, according to the plat recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida.

You are required to serve a copy of your written defenses, if any, upon plaintiff's attorney, Jacqueline F. Perez, Esquire, whose address is KHL Law, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS, my hand and seal of this Court on April 10, 2026.

VICTOR D. CRIST
CLERK OF THE
CIRCUIT COURT
(SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Jacqueline F. Perez, Esquire,
KHL Law,
28100 U.S. Hwy. 19
North, Suite 104,
Clearwater, Florida 33761
April 17, 24; May 1, 8, 2026
26-01301H

SECOND INSERTION

NOTICE OF ACTION IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No. 26-CA-003671

21 ST MORTGAGE CORPORATION, Plaintiff, vs. RAFAEL ANGEL ALICEA, JR.; ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST IRIS CELIA JUSTINIANO; EVELYN HOPPENSTAND; and UNKNOWN TENANT Defendant.

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER

CLAIMANT, BY, THROUGH, UNDER OR AGAINST IRIS CELIA JUSTINIANO last known address, 11910 Woodside Drive, Riverview, Florida 33579 Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST IRIS CELIA JUSTINIANO that an action of foreclosure on the following property in Hillsborough County, Florida:

TRACT 42, BLOCK 1, TROPICAL ACRES SOUTH UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 13, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 2022 JACOBSEN MODEL 68X32

MANUFACTURED HOME BEARING SERIAL NOS.: JACFL001507A AND JACFL001507B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346, 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Ad-

ministration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED ON April 06, 2026. VICTOR D. CRIST
Clerk of the Circuit Court
(SEAL) By: /s/ Jennifer Taylor
As Deputy Clerk

Leslie S. White, Esquire,
420 S. Orange Avenue, Suite 700,
P.O. Box 2346,
Orlando, Florida 32802-2346
6305039.v1
Apr. 24; May 1, 2026 26-01390H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 16-CA-004595 USAA FEDERAL SAVINGS BANK, Plaintiff, vs.

JOSEPH ARCE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 04, 2026, and entered in 16-CA-004595 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein USAA FEDERAL SAVINGS BANK is the Plaintiff and ANASTACIA ARCE; JOSEPH I. ARCE, JR. A/K/A JOSEPH ARCE; LIVE OAK OWNERS ASSOCIATION, INC. ; MAPLEWOOD VILLAGE AT LIVE OAK PRESERVE ASSOCIATION INC.; LIVE OAK PRESERVE ASSOCIATION, INC. ; USAA FEDERAL SAVINGS BANK; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FL; HILLSBOROUGH COUNTY, FLORIDA ; STATE OF FLORIDA are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com, at 10:00 AM, on May 08, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 43, BLOCK 70, LIVE OAK PRESERVE PHASE 1B, VILLAGES 2/7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 19919 TAMIAMI AVE, TAMPA, FL 33647

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 20 day of April, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 17-034904 - MiM Apr. 24; May 1, 2026 26-01409H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-012943 MIDFIRST BANK, Plaintiff, vs.

TOMAS R VARGAS A/K/A TOMAS VARGAS, et al., Defendants.

To: TOMAS R VARGAS A/K/A TOMAS VARGAS 7316 SUNSHINE BRIDGE AVE, GIBSONTON, FL 33534 CAROLINE LOPEZ VARGAS A/K/A CAROLINE LOPEZ 7316 SUNSHINE BRIDGE AVE, GIBSONTON, FL 33534 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 29, BLOCK 6 OF NORTHGATE PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE(S) 35-38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 5/8/2026

or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of said Court on April 6, 2026.

VICTOR D. CRIST
CLERK OF COURT OF
HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-09045FL
Apr. 24; May 1, 2026 26-01420H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-012625

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THIPHACHANH DONGRASACHACK AND JIMMIE LAVION FLOURNOY, et al. Defendant(s).

TO: THIPHACHANH DONGRASACHACK, UNKNOWN SPOUSE OF THIPHACHANH DONGRASACHACK, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 28, STRATFORD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 05/26/2026 (/30 days from Date of First Publication of this Notice) and file the original

with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of APR 20 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-358245
Apr. 24; May 1, 2026 26-01380H

SECOND INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT PURSUANT TO FLORIDA STATUTES § 83.806, ON 05/11/2026 AT 8:00 AM COSCA INVESTMENTS LLC, WILL SELL THE FOLLOWING VEHICLE(S) AT PUBLIC SALE TO THE HIGHEST BIDDER FOR CASH TO SATISFY UNPAID STORAGE FEES AND CHARGES AT THE FOLLOWING LOCATION 6000 HARTFORD STREET TAMPA, FL 33619, STEVE RAY MIRANDA JR / LEGAL HUSTLING EXPEDITE INC IGRAA06213T503071 2003 GDAN 103/ CARMELO I RAMOS / FIRSTFLEET INC / WELLS FARGO BANK, NA 1XKYA48X9LJ418617 2020 KENW T680/ CARMELO I RAMOS /YRC INC /ALTER DOMUS PRODUCTS CORP CAUNDER SCAAIX-PBAP8X5JD487012 2018 PTRB 579/ NORIEL TORRES TORRES /YAIENI MUNOZ PEREZ/IVY FUNDING COMPANY LLC TITLMAX OF TEXAS INC DBA TITLMAX IC6RD6FT7CS237410 2012 DODG 1500. ALL SALES WILL BE FINAL AND CASH ONLY. THE SELLER RESERVES THE RIGHT TO BID AT THE SALE. THE VEHICLE(S) WILL BE SOLD "AS IS" WITH NO WARRANTIES, EXPRESS OR IMPLIED. IN ACCORDANCE WITH FLORIDA LAW, PAYMENT MUST BE MADE AT THE TIME OF SALE. / April 24; May 1, 2026 26-01353H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF THE STATE
OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY,
CIVIL DIVISION**CASE NO.: 25-CA-001105**
TH MSR HOLDINGS LLC,
Plaintiff, vs.**SAMUEL H. SPEARS, et al.,**
Defendant(s),

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on April 20, 2026, in Case No. 25-CA-001105 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein TH MSR HOLDINGS LLC, is Plaintiff, and SAMUEL H. SPEARS, ALLISON SPEARS, WALDEN LAKE COMMUNITY ASSOCIATION, and SPECTRUM CREDIT UNION A/K/A SPECTRUM CU are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 17th day of June, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 4, WALDEN LAKE UNIT 26, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE(S) 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 3018 FOREST CLUB DR, PLANT CITY, FL

33566

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated this 20th day of April 2026.

SOKOLOF REMTULLA, LLP

By: /s/ Benjamin D. Ladouceur

Benjamin D. Ladouceur, Esq.,

Bar No: 73863

SOKOLOF REMTULLA, LLP

1800 NW Corporate Blvd., Ste. 302

Boca Raton, FL 33431

Telephone: 561-507-5252 /

Facsimile: 561-342-4842

E-mail: pleadings@sokrem.com

Counsel for Plaintiff

Apr. 24; May 1, 2026 26-01395H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION**Case No. 19-CA-011399****Wells Fargo Bank, N.A.,**
Plaintiff, vs.**LUZ A. GONZALEZ, et al.,**
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-011399 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and LUZ A. GONZALEZ; PABLO R. GONZALEZ RIVERA; VISTA PALMS CLUBHOUSE, LLC; VISTA PALMS COMMUNITY ASSOCIATION, INC.; LVNV FUNDING LLC; UNKNOWN TENANT whose name is fictitious to account for parties in possession are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 15th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 24, SUNSHINE VILLAGE PHASES 1A-1/1B-1/1C, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: 078932-0132

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org

Dated this 17th day of April 2026.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

4919 Memorial Hwy, Suite 135

Tampa, FL 33634

Phone: (954) 618-6955

Fax: (954) 618-6954

FLCourtDocs@brockandscott.com

By: /s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 20-F01485

Apr. 24; May 1, 2026 26-01385H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION**CASE NO. 25-CA-005666****FIFTH THIRD BANK, NATIONAL**
ASSOCIATION,**Plaintiff, vs.****ARNALDO FLORES A/K/A****ARNALDO FLORESRRIOS A/K/A****ARNALDO ELEAZAR FLORES****A/K/A ARNALDO E. FLORES****A/K/A NN FLORES ARNALDO,****et al.,**
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 26, 2026 in Civil Case No. 25-CA-005666 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Arnaldo Flores a/k/a Arnaldo Floresrios a/k/a Arnaldo Eleazar Flores a/k/a Arnaldo E. Flores a/k/a NN Flores Arnaldo, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of May, 2026 at 10:00 AM on the following described

property as set forth in said Summary Final Judgment, to wit:

Lot 150, Belmond Reserve Phase 1, according to the plat thereof as recorded in Plat Book 140, Pages 198-214, of the Public Records of Hillsborough County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

/s/ Robyn Katz

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP

Attorney for Plaintiff

225 East Robinson Street, Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRService@mccalla.com

Fla. Bar No.: 146803

25-11565FL

Apr. 24; May 1, 2026 26-01377H

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION**CASE NO. 24-CA-004134****MORTGAGE ASSETS**
MANAGEMENT, LLC,**Plaintiff, vs.****DIANA GOMEZ, AS PERSONAL****REPRESENTATIVE OF THE****ESTATE OF CELESTINA GOMEZ,****DECEASED, et al.**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 08, 2025, and entered in 24-CA-004134 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and DIANA GOMEZ, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CELESTINA GOMEZ,

DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROLANDO GOMEZ; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT FOR HILLSBOROUGH COUNTY, FLORIDA; KIMBERLEY A. RIVERS; DIANA GOMEZ; JESUS GOMEZ; ARECENIO GOMEZ; FIDEL GOMEZ; MAYRA GOMEZ; NELIDA COLON GOMEZ are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 4, TOWN 'N COUNTRY PARK UNIT NO. 34, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY FLORIDA
CIRCUIT CIVIL DIVISION**CASE NO.: 25-CA-007052****U.S. BANK TRUST NATIONAL**
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST,
Plaintiff, v.**MARSHALL JENKINS, et al.,**
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated April 9, 2026, issued in and for Hillsborough County, Florida, in Case No. 25-CA-007052, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and MARSHALL JENKINS, KRISTAL W. JENKINS and FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 06, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 7, BLOCK 14, FISHHAWK RANCH, PHASE 2, PARCEL F, UNIT 2, ACCORDING TO THE

DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROLANDO GOMEZ; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT FOR HILLSBOROUGH COUNTY, FLORIDA; KIMBERLEY A. RIVERS; DIANA GOMEZ; JESUS GOMEZ; ARECENIO GOMEZ; FIDEL GOMEZ; MAYRA GOMEZ; NELIDA COLON GOMEZ are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 4, TOWN 'N COUNTRY PARK UNIT NO. 34, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROLANDO GOMEZ; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT FOR HILLSBOROUGH COUNTY, FLORIDA; KIMBERLEY A. RIVERS; DIANA GOMEZ; JESUS GOMEZ; ARECENIO GOMEZ; FIDEL GOMEZ; MAYRA GOMEZ; NELIDA COLON GOMEZ are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 4, TOWN 'N COUNTRY PARK UNIT NO. 34, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

PLAT RECORDED IN PLAT BOOK 87, PAGE 81, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 5813 Heronview Crescent Drive, Lithia, FL 33547

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: This 21st day of April, 2026.

Respectfully submitted,

HOWARD LAW

902 Clint Moore Road, Suite 220

Boca Raton, FL 33487

Telephone: (954) 893-7874

Facsimile: (888) 235-0017

Designated Service E-Mail:

Pleadings@HowardLaw.com

By: /s/ Matthew B. Klein

Matthew B. Klein, Esq.

Florida Bar No.: 73529

E-Mail: Matthew@HowardLaw.com

25-000117-1

Apr. 24; May 1, 2026 26-01427H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION**CASE NO. 25-CA-001734****NEWREZ LLC D/B/A****SHELLPOINT MORTGAGE****SERVICING,****Plaintiff, vs.****MOHAMED GABER ESSA, et al.**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 07, 2026, and entered in 25-CA-001734 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and MOHAMED GABER ESSA; JANNA CONLIN; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY; LAKE ST. CHARLES MASTER ASSOCIATION INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 8, LAKE ST. CHARLES UNIT 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 91, PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6625 GATES POINTE WAY, RIVERVIEW, FL 33578

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 21 day of April, 2026.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS,

PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: /s/Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

25-274082 - MaS

Apr. 24; May 1, 2026 26-01405H

SECOND INSERTION

TY, FLORIDA.

Property Address: 6417 EDEN LANE, TAMPA, FL 33634

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITY

ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers

to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 20 day of April, 2026.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS,

PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: /s/Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

23-165309 - RaO

Apr. 24; May 1, 2026 26-01407H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY FLORIDA
CIRCUIT CIVIL DIVISION**CASE NO.: 23-CA-012472****U.S. BANK TRUST NATIONAL**
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST,
Plaintiff, v.**ADRIAN WILLIAMS JR. A/K/A**

--- TAX DEEDS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-014723
LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, vs.
SHAWN GILLETTE, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2025 in Civil Case No. 23-CA-014723 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Shawn Gillette, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.hillsborough.realtaxdeed.com in accordance with Chapter 45, Florida Statutes on the 13th day of May, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 99, of SUMMERFIELD CROSSINGS VILLAGE 2, TRACT 1&2 PHASE 2, accord-

ing to the Plat thereof, as recorded in Plat Book 123, Page 101, of the Public Records of Hillsborough County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

/s/ Robyn Katz
Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801

Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803

23-06213FL
Apr. 24; May 1, 2026 26-01376H

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0201230528
File No.: 2026-317
Certificate No.: 2023 / 1980
Year of Issuance: 2023

Description of Property:
ANGELINA PINES LOT 14
LESS R/W
PLAT BK / PG: 54 / 7
SEC - TWP - RGE: 11 - 28 - 18

Name(s) in which assessed:
WEI-LANG ROMONDT
SADIE KARINA ROMONDT
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01173H

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1895490378
File No.: 2026-314
Certificate No.: 2023 / 15776
Year of Issuance: 2023

Description of Property:
THE QUARTER AT YBOR
UNIT 8108 AND AN UNDIV
INT IN COMMON ELEMENTS
SEC - TWP - RGE: 18 - 29 - 19

Name(s) in which assessed:
HL INVESTORS LLC
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01172H

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1554260000
File No.: 2026-321
Certificate No.: 2023 / 13511
Year of Issuance: 2023

Description of Property:
BELLMONT HEIGHTS LOT
5 BLOCK 14 TOG WITH A
PORTION OF LOT 4 DESC
AS COM AT THE NE COR OF
LOT 5 BLK 14 AND PROCEED
S 0 DEG 4 MIN 34 SEC W A
DIST OF 18.00 FT TO POB
THN PROCEED N 90 DEG E A
DIST OF 3.70 FT THN S 0 DEG
4 MIN 34 SEC W A DIST OF
72.00 FT TO THE BEG OF A
CURVE TO THE SW HAVING
A RAD 3.70 FT AND A CHD
BRG S 45 DEG 2 MIN 17 SEC W
FOR A DIST OF 5.24 FT WITH
A DIST OF 5.82 FT THN N 0
DEG 4 MIN 34 SEC E A DIST
OF 75.70 FT TO POB
PLAT BK / PG: 4 / 83

Name(s) in which assessed:
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01175H

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01174H

Folio No.: 1576600000
File No.: 2026-323
Certificate No.: 2023 / 13736
Year of Issuance: 2023

Description of Property:
STRATHMORE W 25 FT OF
LOT 6 AND LOT 7 BLOCK 2
PLAT BK / PG: 11 / 82
SEC - TWP - RGE: 06 - 29 - 19

Name(s) in which assessed:
ROBERT SHABAZZ JR
JIBRAILE SHABAZZ
HOUSTON BRADLEY
MELENESE BRADLEY
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01176H

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0211940000
File No.: 2026-306
Certificate No.: 2023 / 1995
Year of Issuance: 2023

Description of Property:
TAMPA'S NORTH SIDE
COUNTRY CLUB AREA UNIT
NO 3 LOTS 15 16 AND 17
BLOCK 71
PLAT BK / PG: 27 / 51
SEC - TWP - RGE: 11 - 28 - 18

Name(s) in which assessed:
LAKE MAGDALENE
ACADEMY INC
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01170H

SEC - TWP - RGE: 05 - 29 - 19
Name(s) in which assessed:
TOP NOTCH
CONSTRUCTION OF
TAMPA BAY INC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01175H

Folio No.: 1227560000
File No.: 2026-319
Certificate No.: 2023 / 11419
Year of Issuance: 2023

Description of Property:
BEL MAR REVISED UNIT NO
11 W 40 FT OF LOT 62 AND E
50 FT OF LOT 64
PLAT BK / PG: 25 / 4
SEC - TWP - RGE: 32 - 29 - 18

Name(s) in which assessed:
LUIS DE LA TORRE JR
LUIS A DE LA TORRE JR
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01174H

Folio No.: 1464280000
File No.: 2026-309
Certificate No.: 2023 / 12716
Year of Issuance: 2023

Description of Property:
SULPHER SPRINGS
ADDITION LOT 13 BLOCK 23
AND E 1/2 OF CLOSED ALLEY
ABUTTING THEREON
PLAT BK / PG: 6/5
SEC - TWP - RGE: 30 - 28 - 19

Name(s) in which assessed:
WOODBIDGE
OPPORTUNITY FUND INC
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01171H

Folio No.: 1464280000
File No.: 2026-309
Certificate No.: 2023 / 12716
Year of Issuance: 2023

Description of Property:
SULPHER SPRINGS
ADDITION LOT 13 BLOCK 23
AND E 1/2 OF CLOSED ALLEY
ABUTTING THEREON
PLAT BK / PG: 6/5
SEC - TWP - RGE: 30 - 28 - 19

Name(s) in which assessed:
WOODBIDGE
OPPORTUNITY FUND INC
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01171H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2023-CA-000967
Division O
RESIDENTIAL FORECLOSURE
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2018 G-CTT
Plaintiff, vs.
JOSE G. RAMOS, HEYDE D.
ALMODOVAR RAMOS,
UNKNOWN SPOUSE OF JOSE G.
RAMOS, AND UNKNOWN
TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 4, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 5, HUNTER PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 905 JOHN HUNTER CT, BRANDON, FL 33511; including the building, appurtenances, and fixtures located

therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realtaxdeed.com>, on June 15, 2026 at 10:00 AM.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated: April 21, 2026

By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
Apr. 24; May 1, 2026 26-01425H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 22-CA-007547
Division E
RESIDENTIAL FORECLOSURE
NAVY FEDERAL CREDIT UNION
Plaintiff, vs.
CHRISTOPHER S. MAIDA A/K/A
CHRISTOPHE MAIDA A/K/A
CHRISTOPHER MAIDA A/K/A
CHRISTOPHER SHIRAH MAIDA
A/K/A CHRIS MAIDA; AMANDA
MAIDA A/K/A AMANDA P. MAIDA
A/K/A AMANDA LEE MAIDA
A/K/A AMANDA LEE
PHILLIPS A/K/A AMANDA
PHILLIPS MAIDA, RETREAT AT
CARROLLWOOD
ASSOCIATION, INC.; UNITED
STATES OF AMERICA, INTERNAL
REVENUE SERVICE; AMERICAN
EXPRESS NATIONAL BANK; CAN
CAPITAL ASSET SERVICES, INC.;
IERNIA HEATING & COOLING,
INC.; UNKNOWN SPOUSE OF
CHRISTOPHER S. MAIDA A/K/A
CHRISTOPHE MAIDA A/K/A
CHRISTOPHER MAIDA A/K/A
CHRISTOPHER SHIRAH MAIDA
A/K/A CHRIS MAIDA; UNKNOWN
SPOUSE OF AMANDA MAIDA
A/K/A AMANDA P. MAIDA A/K/A
AMANDA LEE MAIDA A/K/A
AMANDA LEE PHILLIPS A/K/A
AMANDA PHILLIPS MAIDA, AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2023, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 37, RETREAT AT CARROLLWOOD, ACCORDING

TO THE PLAT RECORDED IN PLAT BOOK 120, PAGES 219 THROUGH 228, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 14320 AVON FARMS DRIVE, TAMPA, FL 33618; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realtaxdeed.com>, on June 3, 2026 at 10:00 AM.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated this April 17, 2026

By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
110650/2219648/CMP
Apr. 24; May 1, 2026 26-01392H

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0152220110
File No.: 2026-470
Certificate No.: 2023 / 1448
Year of Issuance: 2023

Description of Property:
CRENSHAW ACRES THAT
PART OF LOT 20 DESC AS
FOLLOWS COMM AT NE COR
OF LOT 20 FOR POB RUNS 00
DEG 12 MIN 50 SEC W 455.48
FT THN S 89 DEG 47 MIN 10
SEC E 95.81 FT THN S 16 DEG
30 MIN 23 SEC E 164.91 FT
THN S 31 DEG 28 MIN 01 SEC
E 23.60 FT THN S 15 DEG 20
MIN 36 SEC W 34.89 FT THN S
17 DEG 30 MIN 55 SEC E 19.50
FT THN S 21 DEG 04 MIN 11
SEC W 105.92 FT THN N 85
DEG 27 MIN 24 SEC W 358.98
FT TO PT ON W BDRY OF LOT
20 THN N 00 DEG 14 MIN 31
SEC E 357.61 FT THN S 89 DEG
55 MIN 48 SEC E 224.99 FT
THN N 00 DEG 13 MIN 00 SEC
E 399.62 FT THN S 89 DEG 15
MIN 18 SEC E 18 FT TO POB
LESS THE FOLLOWING DESC
PARCEL: A PORTION OF LOT
20 DESC AS THE FOLLOWS
COMMENCE AS THE NORTH-
EAST CORNER OF LOT 20 OF
CRENSHAW ACRES PLAT
BOOK 29 PAGE 20 RUN THN
N 89 DEG 55 MIN 48 SEC W
ALG THE NORTH LINE OF SD
LOT 20 18 FT THN S 00 DEG

Name(s) in which assessed:
SPA 2 LLC
KENNETH J VAN NESS
BELUGA INVESTMENTS LLC
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 3/23/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01177H

13 MIN 00 SEC W A DISTANCE
OF 399.62 FT FOR A POB THN
CONT S 00 DEG 13 MIN 00
SEC W A DISTANCE OF 40.30
FT THN N 87 DEG 29 MIN
12 SEC W 225.18 FT TO THE
WEST LINE OF SD LOT 20
THN N 00 DEG 14 MIN 13 SEC
E ALG THE SD WEST LINE
OF LOT 20 30.70 FT THN S 89
DEG 55 MIN 48 SEC W 224.99
FT TO THE POB
PLAT BK / PG: 29 / 20
SEC - TWP - RGE: 23 - 27 - 18

Name(s) in which assessed:
SPA 2 LLC
KENNETH J VAN NESS
BELUGA INVESTMENTS LLC
All of said property being in the County of Hillsborough, State

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION
CASE NO.: 25-CA-011194

WATERSIDE COMMUNITY ASSOCIATION, INC., Plaintiff, v. WINSON R. MCCARTER, ELAINE M. MCCARTER, and UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 15, 2026, entered in Case No. : 25-CA-011194 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WATERSIDE COMMUNITY ASSOCIATION, INC., is the Plaintiff, and WINSON R. MCCARTER, ELAINE M. MCCARTER, and UNKNOWN TENANT(S) IN POSSESSION, are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at <http://www.hillsborough.realforeclose.com> at 10:00 AM, on the 19th day of May, 2026 the following described property as set forth in said Final Judgment:

LOT 4, BLOCK 41, OF RIVERWALK AT WATERSIDE ISLAND TOWNHOMES - PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN EASE-

MENT OVER THAT PART OF TRACT "B" OF RIVERWALK AT WATERSIDE ISLAND TOWNHOMES - PHASE II, AS RECORDED IN PLAT BOOK 94, PAGE 76, AS SET FORTH IN EASEMENT AGREEMENT RECORDED AT OFFICIAL RECORDS BOOK 15450, PAGE 0744, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Folio: 148855-0664
PIN A-28-28-19-659-000041-00004.0
a/k/a 4011 Dolphin Dr
Tampa, FL 33617

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse 800 E. Twiggs St. Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: April 17, 2026
s/ Marielle Westerman, Esq.
Florida Bar No. 13244
Westerman Law, PLLC
360 Central Ave., Ste. 800
St. Petersburg, FL 33701
Telephone No.: 1-888-678-3330
mwesterman@westerman.law
Apr. 24; May 1, 2026 26-01387H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION

CASE NO. 16-CA-001678
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JOAN M. MARMARELLIS; CHARLES J. FAGER; PILOT BANK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed January 8, 2026 and entered in Case No. 16-CA-001678, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and JOAN M. MARMARELLIS; CHARLES J. FAGER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; PILOT BANK; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on May 15, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 55 FEET OF LOT 24 AND THE SOUTH 1/2 OF LOT 25, BLOCK 11, MORRISON GROVE SUBDIVISION,

ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 16th day of April 2026.
Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 15-02109 JPC
V6.20190626
Apr 24; May 1, 2026 26-01346H

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION

CASE NO. 24-CC-072091
OSPREY POINTE NEIGHBORHOOD ASSOCIATION, INC., a Florida corporation not for profit, Plaintiff, vs. AYMAN OSMAN, ASMAA ALZEIN, and CITY OF TEMPLE TERRACE, FLORIDA Defendants.

Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Hillsborough County, Florida, I will sell the following property situated in Hillsborough County, Florida described as:

Lot 2, Block 2, HUNTER'S GREEN PARCEL 13, according to the plat thereof recorded in Plat Book 74, Page 7, Public Records of Hillsborough County, Florida.

Property Address: 9103 Woodridge Run Drive, Tampa, Florida 33647-2283
At the public sale to the highest and best bidder, for cash, via Internet: www.hillsborough.realforeclose.com, at 10:00 A.M. on May 22, 2026.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of this Court on the day of, 2026.

Clerk of the County Court
By: Deputy Clerk
Douglas G. Christy, Esq.
Dchristy@AndersonGivens.com
Aehunnings@AndersonGivens.com
Anderson, Givens & Fredericks, P.A.
3665 Bee Ridge Road, Suite 100
Sarasota, FL 34233
Counsel for Plaintiff
Apr. 24; May 1, 2026 26-01336H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-001727
Freedom Mortgage Corporation, Plaintiff, vs. Robert L. Simmons a/k/a Robert Simmons, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-001727 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Robert L. Simmons a/k/a Robert Simmons; Unknown Spouse of Robert L. Simmons a/k/a Robert Simmons; City of Plant City, Florida are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 10th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, LESS THE WEST 75 FEET THEREOF AND THE WEST 35 FEET OF LOT 11, BLAIN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: A2033280000

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org
Dated this 16th day of April 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00446
Apr. 24; May 1, 2026 26-01366H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 25-CA-011495
EF MORTGAGE, LLC, Plaintiff, v. ARJEN HOMES, LLC, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 15, 2026 and entered in Case No. 25-CA-011495 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ARTURO LUIS GIAMMUGNANI, ARJEN HOMES, LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on May 19, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 4, SERENITY LUXURY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 102 AND 103, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3207 SERENITY ESTATES LANE, TAMPA, FL 33611 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60

DAYS AFTER THE SALE. IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

GHDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahan, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fepleadings@ghdottiberger.com
Apr. 24; May 1, 2026 26-01347H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 24-CA-002102 DIV J
M&T BANK, Plaintiff, v. JANUARIA QUIALA, et al., Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on May 28, 2026, at 10:00 a.m. ET, via the online auction site at <http://www.hillsborough.realforeclose.com> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 6, Block 10, SOUTHERN COMFORT HOMES UNIT NO. 3, according to plat thereof as recorded in Plat Book 36, Page 75, of the Public Records of Hillsborough County, Florida.
Property Address: 6014 W. Fern Street, Tampa, FL 33634

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as

unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 16th day of April, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
Apr. 24; May 1, 2026 26-01337H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION

CASE NO.: 25-CA-001950
CAMERON MINNIS, an individual, Plaintiff, v. GINA CINTRON, an individual, Defendant.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Uniform Final Judgment of Foreclosure dated March 10, 2026 (DKT#47) issued in and for Hillsborough County, Florida, in Case No. 25-CA-001950, wherein Gina Cintron is the Defendant.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on May 15, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

Lot 34, Block B, RALSTON BEACH MANOR, UNIT 3, according to the map or plat thereof, as recorded in Plat Book 38, Page 57, of the Public Records of Hillsborough County, Florida.
Property Address: 6740 RALSTON BEACH CIR TAMPA, FL 33614

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date: April 16, 2026
Respectfully submitted,
/s/ Dennis A. Creed, III
Dennis A. Creed, III, Esq.
Florida Bar No. 0043618
dcreed@creedlawgroup.com
Bradley R. Hall
Florida Bar No. 0026172
bhall@creedlawgroup.com
CREED & HALL
13043 W Linebaugh Ave
Tampa, FL 33626
Telephone: (813) 444-4332
Facsimile: (813) 441-6121
Attorneys for Plaintiff
Apr. 24; May 1, 2026 26-01362H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY,
CIVIL DIVISION

CASE NO.: 24-CA-007284
TH MSR HOLDINGS LLC, Plaintiff, vs. STEVEN PERALTA, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant and the Final Judgment of Foreclosure entered on April 16, 2026, in Case No. 24-CA-007284 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and STEVEN PERALTA, UNKNOWN SPOUSE OF STEVEN PERALTA, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 13th day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 21, MAP OF CAMPOBELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 2624 E 28TH AVE,

TAMPA, FL 33605 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated this 16th day of April 2026.
SOKOLOF REMTULLA, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.,
Bar No: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: 561-507-5252 /
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Apr. 24; May 1, 2026 26-01365H

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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