

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

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 keystone leadership consulting located at 2919 N 16TH ST in the City of TAMPA, Hillsborough, FL 33605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of April, 2026
ROBERT MARVE
May 8, 2026 26-01544H

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 JOHNKING located at 400 N Tampa St Ste 1550 PMB 863313 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 4th day of May, 2026
Antoine Lenoir JenKings I
May 8, 2026 26-01594H

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 Barnacle Bay Classroom & Cradle Care located at 1375 Barnacle Bay 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 1st day of May, 2026
Jessica Carmichael
May 8, 2026 26-01569H

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 ATtwoZTravel.net located at 6339 Memorial Highway in the City of Tampa, Hillsborough, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of April, 2026
SWK Promotions Inc
William Kilichowski
May 8, 2026 26-01539H

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Anthony Barak / THE HENDERSON GROUP LLC will engage in business under the fictitious name SOUTHBAR, with a physical address 3703 Henderson Blvd Tampa, FL 33609, with a mailing address 3703 Henderson Blvd Tampa, FL 33609, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
May 8, 2026 26-01604H

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 Clear Skies Dental located at 510 Oakfield Dr. in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of May, 2026
COMFORTABLE CARE DENTAL HEALTH PROFESSIONALS, P.A.
Leonard Michael Badger, Pres.
May 8, 2026 26-01612H

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 Skinuva located at 265 Treeland Dr. Ste. A in the City of Ladson, SC 29456 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of April, 2026
Ozlee Brands, LLC
May 8, 2026 26-01554H

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that Galencare, Inc., 12910 Boyette Rd., Riverview, FL 33569, desiring to engage in business under the fictitious name of HCA Healthcare FishHawk ER, a part of HCA Florida Brandon Hospital, 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 8, 2026 26-01589H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that CORCON TITLE LLC, OWNER, desiring to engage in business under the fictitious name of CORCON LLC located at 3225 MCLEOD DR, SUITE 100, LAS VEGAS, NEVADA 89121 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 8, 2026 26-01573H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that SHANNON EASTMAN, OWNER, desiring to engage in business under the fictitious name of GOGO TAMPA located at 3702 W. SPRUCE ST., TAMPA, FLORIDA 33606 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 8, 2026 26-01574H

FIRST INSERTION
Fictitious Name Legal Notice Ad
Notice is hereby given that Ciara Matthews, desiring to engage in business under the fictitious name The Patient Loaf located at 7005 S West Shore Blvd Tampa, FL 33616 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 8, 2026 26-01553H

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that Tierra, Inc., 7351 Temple Terr. Hwy, Tampa, FL 33637, desiring to engage in business under the fictitious name of Certerra Tierra, 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 8, 2026 26-01588H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell a public lien sale on May 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:40 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:40 AM
Sale to be held at www.storage-treasures.com.

1052 - Ortiz, Yesenia; 1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1073-Keisling, Shawn; 1090 - Blair, Pennie; 1097 - Green, Erica; 1099 - Blair, Pennie; 1131 - Raahheim, Felix; 2041 - Carrion, Dyaanza; 2072 - Fecht, Daniel; 2087 - weston, Courtney; 2091 - Roberts, Ashlynn; 2102 - Chang, Philip; 2114 - Roberts, Madysen; 2126 - Nicol, Jennifer; 2167 - Nonnenberg, Janae; 3002 - Figueroa, Rosa; 3028 - STEVENSON, Maya; 3072 - Guiste, Nardine; 3080 - Niziolek, Nathan; 3138 - Brookins, Tynesia; 3195 - Homer, Sylvia; 4009 - Lankford, Stacy; 4025 - Rosa, Idamaris

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627
Time: 09:40 AM
Sale to be held at www.storage-treasures.com.

0507 - Liles, Lilly; 0508 - Henderson, Roneil; 0515 - Grullon, Alberth; 0714 - Sustache, Jimmy; 0834 - carlo, Nilda; 1105 - Gonzalez Perez, Leandro; 1106 - Anchondo, Hannah; 1112 - Ortiz, Eric; 1116 - Robinson, Dustin; 1119 - Bobonagua, Angela; 1127 - Leon, Niuvis Noda; 1140 - Disco Donuts; 1152 - Stanley, Elizabeth; 1236 - Cabrera, Pedro; 1302 - Marquez, Roberto; 1344 - Burrows, Carlie; 1366 - Silve, Vontavia; 1425 - Greene, David; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1455 - Murray, Yazmy; 1458 - SERNA, JUAN HURTADO; 1476 - Anchondo, Debra; 1487 - arias, Francisco; 1506 - HERNANDEZ, JOHENDRYS; 1532 - Nix, Joseph; 1623 - Harlow, Kelsie; 1627 - Suarez, Roger; 1651 - Pozo, Julian; 1709 - Valdez, Alfredo; 1711 - Cajiao Gonzales, Andres Felipe

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824
Time: 09:50 AM
Sale to be held at www.storage-treasures.com.

A010 - Clark, Ryan; B005 - Williams, LeVonne; B021 - Williams, Lassandra; B036 - Davis, Sara; B058 - Cox, Bradley; B116 - Gray, Kyle; C003 - Ramos, Andres; C007 - sheffield, allynson; D007 - Bailey, Patrick; E023 - Hamilton, Elina; E034 - BANKS, JEFFREY; F077 - Bowens, Isaijah; F081 - Soto, Tamika; F090 - Banks, Joseph; G002 - Leon, Reynier; G008 - McCrae, Brian; G012 - Rakes, Riley; G047 - Mariani, Toni; G077 - Melendez, Nadeen; G089 - McCrae, Brian; G093 - McCrae, Brian; G095 - Jimenez, Angel; G099 - Colon, Selena; G102 - Ayesh, Ibtisam; H007 - Spooner, Bernard O; H075 - Jimenez, Abraham; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA; J029 - Clark, Larry; J075 - Penalver, Oscar; K065 - Clark, Larry; K071 - Turley, Tabitha; P006 - Green, Ashley

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681
Time: 10:00 AM
Sale to be held at www.storage-treasures.com.

1005 - Guerra Hidalgo, Marielys; 1024 - Santos, Ariel; 1057 - Duncan, Shannon; 1069 - Villalobos, Jonathan; 1077 - Ecco Lab Group Gonzalez, Luis; 1089 - Hairston, Andrea; 1100 - Montalvo, Xavier; 1273 - Davis, Ashley; 1297 - Fergus, Shyanka; 1313 - Anderson, Vanilla; 1337 - Cotera, Jorge; 1339 - Zamora, Mildrey; 1343 - Hall, Iyana; 1345 - Fieger, Celia; 1400 - Garcia, Ezequiel; 1402 - Skeete, Charlah; 1405 - Saffold, Satteria; 1407 - Pratts, Julie; 2022 - Duncan, Shannon; 2038 - MARINO, GARY; 2041 - CAREY, PERIS; 2065 - Pitchford, Ashley; 2106 - cohen, virginia; 2338 - Durr, Gregory; 2349 - Pupo, Yudeiqui; 2387 - Garcia, Crystal; 2423 - Hood, Jennifer Lyn; 2437 - Frost, Raven; 3064 - sconiens, Johniela; 3087 - Wilks, Kenneth; 3092 - Johnson, Sayonni; 3098 - Woodger, Winfred; 3188 - Delgado, Johanna; 3207 - Wolf JR, Richard; 3208 - Rivera, Adalsinda; 3240 - Tucholski, Luke; 3271 - coste, miguel; 3282 - Carrington, Lisa; 3290 - Sweet, Leah; 3408 - Valentin, Carmen; B151 - Johnson, Ray; D103 - Felder, Ishakia; D106 - Bethea, Eriq; E020 - Heckman, MARIA; E022 - Jackson, Sandra; E036 - Meginnis, Terrance; E078 - Edwards, Shannon; E093 - Johnson, Courtney; F087 - Wood, Patience; F099 - Shirley, Antwan; F114 - Smith, Natalie; F115 - Duncan, Monica; F117 - Mullings, Alexander; F134 - Porter, Ericka

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:10 AM
Sale to be held at www.storage-treasures.com.

A005 - Johnson- Streater, Herbrinia; A017 - Freeman, Earl; A018 - Brown, Gwendolyn; A047 - cannon, Keona; A070 - barrera, jennifer; B007 - Morales, Abigail; B050 - McClendon, Ronald; B058 - Rivera, Sheila; B060 - grimes, Todd; B063 - Brownlee, Karen; B069 - Brown, Mantrell; C008 - Reines, Linda; C017 - Mosley, Andrea; C018 - Bender, Brittany; C033- Curtis,Dontez;C040 - Willis, Tamika Willis, Tamika; C042 - Vicente, Vanessa; C054 - Derek, Nikolai; C056 - Fonseca, Jesus; C090 - Freeman, Lauren; C093 - Phillips, Tylisa; C095 - Allen, Keith B; C099 - Leo, Leo; C100 - Brooks, Amanda; C103 - Edmond, Eberneson; C112 - Puntiel, Johnny; C116 - Wyche, Vemetria; C120 - Wash, Deante; D013

- Stinson, carol; D033 - Watts, Louis; D046 - hassevoort, Kevin; D072 - Buzek, Brandi; D078 - Jackson, Shamika; D089 - Rfai, Hilal; D093 - Mitchell White, Dawn Rochelle; D109 - Houp, Dustin; D117 - Simmons, Arnold; D130 - garcia, steven; D131 - Shepherd, Marshane; D135 - collision, Katie; D137 - nourot, peter; E015 - Wiggings, Arthur; E017 - lee, dandre; E018 - attika, Shawn; E054 - Marin, Daniel; E083 - Marc, Pirrus

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985
Time: 10:20 AM
Sale to be held at www.storage-treasures.com.

1001 - Flawless/flawed Rentals Smith, Martina; 1008 - GONZALEZ MATAMOROS, OSVARLEY; 1013 - klawitter, Charles; 1065 - cardenas, Jennifer; 1072 - Lee, LaBithia; 1090 - Corbett, Joanne; 1106 - Gardner, Victoria; 1107 - ARANGO RAIGOSA, CARLOS; 1108 - Gff construction services De Paula Gomes, CLAYTON; C020 - Barallobre, Yamisel; C021 - Marcello, Thomas; C024 - Hurst, Shawn; C046 - Alves, Chanan; C053 - MITCHELL, KATRENA; D014 -Teubner, Kerry Catherine; D023- Vila,German; KATHERINE KERRY; D039 - strickland, Bill; D042 - Chuck, Klawitter; D050 - GARAY HERNANDEZ, KEILA; D071 - Hamer, Nancy; D079 - strickland, Bill; D084 - Mancini Company MANCINI, MARTIN; F004 - Corley, Louis; F016 - Sudney, Brian

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 10:40 AM
Sale to be held at www.storage-treasures.com.

A011 - Grates, Charles; A027 - Collins, Reginald; A044 - Hildebrand, Daniel Erin; A057 - Nadeem, Sayyed; A070 - Eliga, Joslyn; B005 - Robinson, Felton; B006 - Thompson, Devonnice; B035 - Vazquez, Pedro; B038 - Jones, Howard; B048 - DeJesus, Daniela; B079 - Butson, Bryan; C002 - zatarain, Jon; C016 - Sosa, Eloy; C024 - Lawson, Tonio; E002 - Upshaw, Tiffany; E005 - bray, Peyton; F014 - russ, Willie; G012 - Devine, Nerrica; G018 - Medina, Antonio; G025 - Knight, Jameisha; G031 - Pena, Virginia; G044 - Long, Shenita; G054 - Anderson, Angela; G065 - Coleman, Ashunte; G066 - Garcia, Marilyn; H020 - Mcfadden, Ronnie; I001 - hudson, Jalen; I002 - White, Gabrielle; I014 - Hughes, Nicole; I024 - Roberts, Victor; I025 - Fernandez, Omayra Lugo; I026 - Prescott, Tai; I043 - Daniels, Francisco; I085 - Norecejur, Roosevelt; J011 - Tatum, Carlos; J028 - Cooper, Christina; J065 - hicks, Makayla; J067 - Green, Anita; J082 - Perales, Maria; K014 - Sampson, Eric; K015 - Fenelus, Marie

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 10:50 AM
Sale to be held at www.storage-treasures.com.

0110 - Williams, Deona; 0132 - Arenas, Rodolfo; 0136 - Burns, Theotis; 0202 - Koch, Steven; 0212 - falcon, Gavin; 0242 - CLARKSON, AUDLEY; 0249 - Wheeler, Latosha; 0251 - Martinez, Anibal; 0257 - Spruill, Timothy; 0263 - Encarnacion, Margiend; 0265 - Bailey, Moneca D; 0329 - Scott, Chandra; 0340 - Norton, Andy; 0354 - Atkinson, Christopher; 0366 - Greer, Jada; 0401 - stephens, Tiffany; 0416 - Thames, Clayton; 0425 - Warren, Chakeria; 0426 - Fullwood, Timothy; 0433 - Joseme, Molesse; 0460 - Crispin, Ilunga; 0503 - Dobson, Quinya; 0509 - culver, Samuel ; 0510 - Russ, Janese; 0516 - Burney, Amanda; 0520 - Cintron, Israel; 0521 - Williams, Ameer; 0522 - Jimenez, Jaaziel; 0537 - Burnett, Crystal; 0538 - washington, Tracy; 1008 - Chaaiyb, Hamza; 1025 - Burney, Amanda; 1034 - Bishop, Rynise; 1035 - Bouyer-Evans, Akira; 1057 - Jenkins, Charitee; 1106 - Mccleary, Vanessa; 1140 - cruz, sintia; 1149 - Stewart, Tommie; 1167 - Bell, Bobbi; 1175 - James, Trekel; 1179 - Davis, Marshawn; 1187 - Laboy, Nabil; 1188 - Walker, Exavier; 1196 - Condry, Eddie; 1200 - prescod, Jada; 1205 - Martinez, Kelvin; 1210 - Sumpter, Jhamiya; 1219 - Inhenzra, Ozrah; 1228 - Bonner, Brandon; 1231 - Erie, Roselin; 1243 - Elson, Shari; 1247 - Adams, Russell; 1252 - Griffith, Gerrode; 1266 - Rollerson, Terri; 1268 - Gonzalez, Karina; 1282 - Bryant Jr, Dwayne; 1301 - Griffin, Courtesan; 1306 - Andrews, Rico; 1323 - Mckay, Jade; 1325 - Kirkland, Khalilah; 1366 - Sanders, Sharita; 1369 - Butler, Jeffery; 1382 - Worthy, Jayme D; 1383 - Siler, Carmen; 1391 - Amaya, Mercedes; 1394 - Hicks, Chad; 1398 - Wallace, Jaime; 1408 - caicedo, Nelson; 1416 - King, Tiffany; 1421 - Davis, Whitley; 1422 - brogle, Kyla; 1441 - Tunstall, Zariyah; 1471 - Allen, Tomarcus; 1473 - chaptman, kevin; 1499 - Jones, Kera; 1501 - Pringle, Taly; 1518 - Blair, Jessica; 1519 - Taylor, Cherie; 1546 - Knight, Tamara; RV004 - Edwards, Jenneh; RV018 - MITCHELLANDERSON, SHERISSEE

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:00 AM
Sale to be held at www.storage-treasures.com.

0006B - fernandez, jorge; 0009 - Church, Jazmine; 0013 - Valdes, Julio; 0137 - Diaz, Jesus; 0149 - Carr, Mark; 0163 - Zerquera, Ivan; 0168 - attherton, Jessica; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0331 - Hausburg, Dartanya; 0341 - Villavicencio, Delvis; 0405 - johnson, sonja; 0420 - Williams, Deandre; 0427 - Jackson, Kee; 0440 - Ponce, Giselle; 0559 - Francia, Diana; 0565 - Poveda Marmolejo, Jesus; 0647 - Garcia, Nayalis; 0661 - chirinos, Laigret; 0668 - Serrano, Elizabeth; 0704C - Mcintosh, Kyle; 0705E - rice, Raven; 0816 - Diaz, Maria; 0904 - Wojcik, Jeffrey; 1030 - Edwards, Nigel; 1049 - Welch, Quayneishia; 1064 - Arroyo, Ginina; 1070 - Quintano, Felipe; 1109 - JSM Contracting LLC Moore, John

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 11:00 AM
Sale to be held at www.storage-treasures.com.

0107 - III, Lucius Gibson; 0202 - Lewis, Bernadette D; 0222 - III, Lucius Gibson;

0445- Perez, Guillermo; 0446 - Barrett, Jacqueline; 1028 - Shepard, Celeste; 1032 - Wilson, Denster; 2019 - Garcia, Omayra; 2023 - Hood, Melissa; 2024 - Lovett, LaMonica; 2028 - III, Lucius Gibson; 2035 - Agosto, Idamaris Rivera; 3169 - III, Lucius Gibson; 3192 - Moncrief, Yuhanna; 3213 - harris, Shakia; 3214 - Johnson, Aidrecia; 3223 - Hires, Danielle; 3228 - Magaw, Nicole

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:10 AM
Sale to be held at www.storage-treasures.com.

1003 - sagardia, briana; 1038 - saez, Mara; 2020 - RIVERS, JEANA; 2032 - McQuay, Marla; 3010 - Afik, Maya; A033 - Restrepo, Melissa; A040 - Franz, Mary; A041 - Montez, Courtney; A109 - Hijazi, Rayan; B202 - Williams, Stephanie; B204 - Matera, Carolyn; B226 - Maley, Debra D; C328 - Candelario, Tatiana; C349 - Lopez, Ernesto; C357 - clifton, Herman; D459 - Bowman, Keli; D463 - Borrero, Jose ; E524 - Muldowney, Timothy; E544 - Lancaster, Cassidy; F618 - daniels, Leroy; F620 - Delgado, Paul; G706 - OConner, Hannah; H804 - sforza, michael; RV07 - Blaylock, Jovie

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 11:10 AM
Sale to be held at www.storage-treasures.com.

A0106 - Velasquez, Noel; A0122 - Walton, Sheena; A0227 - Bailey, Imani; A0238 - Dorsey, Jaene; A0296 - Alvarez, Dianelys; A0312 - Harper, Erica; A0320 - Bronson, Jennie; A0328 - Morales, Antonio; A0447 - Johnson, Dallas; A0477 - Mcduffy, Shylayah; A0502 - Deck, Kendra; A0511 - meighan, christopher; A0527 - McCaskill, Gary; A0531 - Hawkins, Rebecca; A0552 - Concepcion, Melissa; A0561 - bonne, yordanis; A0565 - Riley, Tamara; A0570 - Muniz, Christopher; C0609 - Garrison, Tara; C0616 - Chung, Jack; C0617 - Brown, Courtney; C0623 - Ramirez, Ashley; C0624 - Hayes, Josephine A; C0627 - Mitchell, Kenyah; C0676 - Allen, Kathaddaus; C0706 - Myles, Jateajha; C0724 - Gonzalez, Debora; C0734 - Barriera, Frank; C0743 - Andrews, Ikeshia; C0747 - Perez, Ivis; C0752 - Benitez, Giovanna ; C0766 - Pittman, Dwayne; C0779 - Clark-Williams, Danielle; C0785 - Ritchie, Konica; C0786 - Beckner, Tessa; C0792 - Olivera, Julio

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:20 AM
Sale to be held at www.storage-treasures.com.

0125 - Rodriguez, Nereida; 1029 - Strain, Randal; 1163 - Hall, Sandra; 1338 - Smith, Ramirez; 226 - Moley, Aryanna; 366 - Deer, Elsie; 711 - Dahnke, Angel; 743 - II, Will McLuckie; 746 - Rodriguez, Kayla; 835 - Rawls, Alicia; 865 - Holbrook, Shane; 904 - Soles4Souls Ortega, Sonia; 931 - Harbart, Tamara; 944 - Moldthan, Wendi

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832
Time: 11:20 AM
Sale to be held at www.storage-treasures.com.

1017 - white, Serrina; 1038 - Ruiz, Steven; 1048 - Bejarano, Leydi; 1050 - Carrier, Joseph; 1126 - Smith, Britannia; 1241 - Medina, Isdrel; 1248 - Hepburn, Bryce; 1259 - Burel, Roberto; 1318 - Harris, Marvin; 1501 - Robles, Dominic; 1503 - moreira, Vander; 1559 - adan, olinda; 1589 - Vazquez, Jennifer; 2033 - Figueroa, Alyssa; 2039 - Cooper, Jerome; 2053 - Brown, Markus; 2126 - Torres, Yanisledy; 2132 - Caruso, Virginia Noel; 2147 - Seda, Jose; 2155 - williams, lamarn; 2171 - Freeman, Michael; 2217 - Benbow, Shakina; 2229 - Wilton, Janie; 2234 - Rivera, Valerie; 3035 - GONZALEZ, MICHEL MOYA; 4003 - Bopp, Patrick; 4101 - LaVoie, Lara; 4112 - Royster, Ingrid; 4114 - Cruz, Kevin; 4303 - Professional Plastering and More LLC Ordaz, Carlos; 4307 - Bradwell, Andrea; 4400 - Robles, Dominick; 4414 - Francia, Jdyn; 5012 - jimenez, Juan poveda; 5106 - Collazo, Alex; 5110 - Cruz, Cristina; 5114 - Miranda, Nelson; 5119 - Race, Jennifer; 5409 - Mervil, Vilner

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098
Time: 11:40 AM
Sale to be held at www.storage-treasures.com.

1002 - Williams, Darnelle; 1006 - Williams, Darnelle; 1033 - Sutton, Kathi; 1114 - Figueroa, Diana; 1165 - RILEY, JOHN; 1219 - McComas, Randall; 1235 - Grajales, Geraldo; 1239 - Johnson, Tanisha; 1243 - Allain, Mercedes; 1249 - FONTE, MARIA; 2018 - Klapproth, Donald; 2019 - McComas, Randall; 2046 - Betancourt, Yojaira; 2137 - Jackson, Abraham; 2214 - Rosa, Yvonne; 2241-Jacksons, Yakerca; 2246 - Matos, Marlyn; B013 - Matera, Carolyn; C011 - Coats, June

PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545, (916) 957-1861
Time: 11:50 AM
Sale to be held at www.storage-treasures.com.

1004 - Jenkin, Charlotte; 1070 - abercrombie, Kaden; 1224 - Thomsen, Jennifer; 1307 - pedrosa, Angelo; 2002 - Holder, Carlisa; 2219 - Fraser, Heather; 2608 - stevens, Elizabeth

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
May 8, 15, 2026 26-01564H

--- PUBLIC NOTICES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
 U-Stor Tampa East will be held on or thereafter the dates in 2026 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.
 U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday May 20, 2026 @ 10:00 AM.
 E-7 Iris Hunter
 E-24 Iris Hunter
 G-3 Patricia Fenlon
 H-9 Shanna Hodge
 J-9 Mary Knoxon
 M-27 Tiffany Reed
 May 8, 15, 2026 26-01584H

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on May 22, 2026, at 9 am the following property located at 1903 Richter Lane, Plant City, FL 33565 will be sold at public auction pursuant to F.S. 715.109:
 A 1990 Mobile Home bearing the vehicle identification number GAFLL07A20771BM. Last Tenant: Rudolph Alfred Del Santo and Lori Delsanto.
 Sale to be held at 1903 Richter Lane, Plant City, FL 33565.
 PREPARED BY:
 Jennifer L. Coddling
 Alexander S. Buchanan, PLLC
 30 Temple Street, Suite 201
 Nashua, NH 03060
 603-882-5129
 May 8, 15, 2026 26-01533H

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 05/22/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 CHAM mobile home bearing vehicle identification number 0410517201 and all personal items located inside the mobile home. Last Tenant: Barbara Kukel, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Barbara Kukel and Unknown Party or Parties in Possession. Sale to be held at: Bedrock Little Manatee, 1177 Primrose Peak Drive, Ruskin, Florida 33570, 813-906-5310.
 May 8, 15, 2026 26-01610H

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 05/22/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2011 PALH mobile home bearing vehicle identification numbers PH0918074AFL and PH0918074BFL, and all personal items located inside the mobile home. Last Tenant: Alexandra Casiano Orengo and Miguel Zurita. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
 May 8, 15, 2026 26-01609H

FIRST INSERTION
NOTICE OF SPECIAL BOS MEETING
HAWKSTONE Community Development District
 The Board of Supervisors of the Hawkstone Community Development District will hold a special meeting on Friday, May 15, 2026 at 10:00 a.m. at the Rizzetta & Company Riverview Office located at 2700 S. Falkenburg Rd, Suite 2745, Riverview Florida, 33578. 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 Rd, Suite 2745, Riverview Florida, 33578., (813)533-2950, during normal business hours.
 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) hours before the meeting by contacting the District Manager at (813)533-2950. 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.
 A person who decides to appeal any decision made at the meeting with respect to any matter considered at the 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 the appeal is to be based.
 Hawkstone CDD
 Stephanie DeLuna, District Manager
 May 8, 2026 26-01605H

FIRST INSERTION
NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF BELMONT COMMUNITY DEVELOPMENT DISTRICT
 In accordance with Chapters 120 and 190, Florida Statutes, the Belmont Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules"). The rule number for the Proposed Rules of the District is 2026-02. Prior notice of rule development relative to the Proposed Rules was published in the Business Observer - Hillsborough County Edition on May 1, 2026.
 A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on **June 17, 2026, at 10:00 a.m.** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, Florida 33598 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.
 The summary of, 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 Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844, or jgreenwood@gms-tampa.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, 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. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Jason Greenwood, District Manager
 Belmont Community Development District
 May 8, 2026 26-01531H

FIRST INSERTION
VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING
 The Board of Supervisors ("Board") of the Varrea South Community Development District ("District") will hold a regular meeting on May 27, 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.
 The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://varreasouthdcd.net/.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

District Manager
 May 8, 2026 26-01603H

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING REVISED RATE SCHEDULE FOR CHILLED WATER SERVICE BY THE ENCORE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Encore Community Development District ("District") hereby gives the public notice of its intent to adopt its proposed 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. Prior notice of rule development relative to the Proposed Rate Schedule was published in the Business Observer on May 1, 2026.

A public hearing will be conducted by the Board of Supervisors ("Board") of the District on **June 11, 2026, at 1:30 p.m. at the Ella at Encore, 1210 Ray Charles Blvd., Tampa, Florida 33602**, relative to the adoption of the Proposed Rate Schedule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rates will not require legislative ratification.

The purpose and effect of the Proposed Rate Schedule is to adjust the existing rate schedule in order to provide sufficient revenues for Chilled Water Service utility operation and maintenance and to implement the provisions of Section 190.035, Florida Statutes. The Proposed Rate Schedule is shown in **Attachment A** below.

For more information regarding the public hearing, the Proposed Rate Schedule, or for a copy of the Proposed Rate Schedule and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 514-0400, rwelborn@rizzetta.com ("District Manager's Office").

The specific grant of rulemaking authority for the adoption of the 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 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 statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rate Schedule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, 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. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Rachel Welborn, District Manager
 Encore Community Development District

ATTACHMENT A:
PROPOSED RATE SCHEDULE

SECTION 1: CHILLED WATER RATE SCHEDULE ("CHILLED WATER RATES")

		Fiscal Year Ending September 30th:				
		2026	2027	2028	2029	2030
BASE CHARGE						
PRODUCT TYPE	Unit					
Residential	Per Dwelling Unit	\$23.72	\$25.62	\$27.67	\$29.88	\$32.27
Commercial	Per Square Foot	0.077	0.083	0.090	0.097	0.105
USAGE CHARGE						
PRODUCT TYPE	Unit					
All Customers	Per Ton/Hour	\$0.336	\$0.363	\$0.392	\$0.423	\$0.457
METER CHARGE						
PRODUCT TYPE	Unit					
All Customers	Per Meter	\$53.41	\$57.68	\$62.29	\$67.27	\$72.65

SECTION 2: ADOPTION OF ANNUAL INDEX
 The District hereby adopts the Consumer Price Index ("CPI") such that beginning October 1, 2031, the Chilled Water Rates for all product types shall be adjusted in accordance with the annual CPI as published by the U.S. Department of Labor as of September 1 and adjusted annually on the same day thereafter. The adjustment may not be less than 0% and will remain in effect until the next CPI adjustment.

SECTION 3: MISCELLANEOUS FEES AND CHARGES

Returned Check Fee:	\$30.00
Application Fee:	\$30.00
Late Payment Fee:	1.5% of unpaid balance
Reconnection after Disconnection:	\$50.00
Security Deposit	
Residential Building	One month estimated bill
Non-Residential Building	Two months' estimated bill

SECTION 4: CONNECTION OF NEW LOT

4.1. Requirement for Connection. When new structures are constructed on lots within the District ("New Lot"), the developer/owner of such lot ("Developer") shall be responsible for coordinating connection of such new structure to the District's Chilled Plant Facility (also referred to as the "CEP") through the District, which connection shall be made by the District through its designated contractor ("Contractor"). Upon request from the Developer, the Contractor shall provide the Developer with an estimated order of magnitude Connection Cost (hereinafter defined) during the due diligence phase of the lot sale agreement, and shall provide a final itemized estimate of the total Connection Cost upon the Developer's completion of all relevant construction documents and prior to the commencement of any New Lot connection work.

4.2. Payment of Connection Cost. The full Connection Cost shall be remitted by the Developer to the District upon the Developer's closing to purchase the applicable New Lot or at such other time as agreed to in writing by the District.

4.3. Determination of Connection Cost. Developer shall be responsible for payment of the Connection Cost. The final Connection Cost may vary based on the unique requirements of the building and the extent of work necessary to establish the chilled water connection. Subject to review by the District, the "Connection Cost" shall be equal to the District's actual cost for Contractor to connect to New Lot to the CEP, which work shall be completed pursuant and subject to the operation and maintenance agreement between District and Contractor in effect at the time of the New Lot connection ("O&M Agreement"). Except as otherwise provided in such O&M Agreement, the Connection Cost shall be determined by Contractor in accordance with the following methodology:

4.3.1. Actual Construction Cost. The Contractor's actual cost of all labor, materials, subcontractor services, equipment, controls, underground piping, installation, testing, flushing, commissioning, and site restoration required to complete the chilled water connection ("Cost").

4.3.2. Markup. A markup of up to twenty eight percent (28%) shall be applied to the Cost, which markup consists of: (i) Contractor's overhead in an amount not to exceed eighteen percent (18%); and (ii) Contractor's fee in an amount not to exceed ten percent (10%) ("Markup").

4.3.3. Schedule of Values. The Contractor shall provide a comprehensive Schedule of Values with each estimate and invoice, itemizing the Cost and all components of the Connection Cost.

Scope of Work Included in Connection. The New Lot connection services provided by Contractor shall consist of a turnkey project to furnish and install the chilled water connection between the District's Central Energy Plant and the Developer's New Lot up to the New Lot's heat exchanger system. The scope of work will include activities on the CEP side of the New Lot's heat exchanger system, which may include, but is not limited to: (a) General Project Management and Coordination; (b) Underground Piping and Hot Tap Work (if necessary); (c) Mechanical Installation - CEP Side; and (d) Controls, Instrumentation, and Integration - CEP Side

May 8, 2026

26-01538H

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

--- PUBLIC NOTICES ---

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Southshore Bay Community Development District (the "District") will commence at **noon on Monday June 8, 2026 and close at noon on Friday June 12, 2026**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center 601 E. Kennedy Blvd, 16th Floor Tampa, FL 33602	Northwest Regional Office 4575 Gunn Hwy. Tampa, FL 33624
Robert L. Gilder Elections Service Center 2514 North Falkenburg Rd. Tampa, FL 33619	Southeast Regional Office 10020 South U.S. Hwy. 301 Riverview, FL 33578
SouthShore Regional Service Center 410 30th Street SE Ruskin, FL 33570	

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. 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 District has two (2) seats up for election, specifically **seats 1 and 2**. 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, in the manner prescribed by law for general elections.

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 8, 2026 26-01535H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the South Fork Community Development District (the "District") will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center 601 E. Kennedy Blvd, 16th Floor Tampa, FL 33602	Northwest Regional Office 4575 Gunn Hwy. Tampa, FL 33624
Robert L. Gilder Elections Service Center 2514 North Falkenburg Rd. Tampa, FL 33619	Southeast Regional Office 10020 South U.S. Hwy. 301 Riverview, FL 33578
SouthShore Regional Service Center 410 30th Street SE Ruskin, FL 33570	

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. 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 District has three (3) seats up for election, specifically **Seat 1, Seat 2 and Seat 3**. 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 Tuesday, November 3, 2026, in the manner prescribed by law for general elections.

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 8, 2026 26-01606H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the "Board") of the Waterleaf Community Development District (the "District") will be held on **May 20, at 5:30 p.m.** at the Riverview Public Library, Room 109 A, 9951 Balm Riverview Rd., Riverview, FL 33569. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the 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. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

Richard McGrath, District Manager
May 8, 2026 26-01530H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Sherwood Manor Community Development District (the "District") will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center 601 E. Kennedy Blvd, 16th Floor Tampa, FL 33602	Northwest Regional Office 4575 Gunn Hwy. Tampa, FL 33624
Robert L. Gilder Elections Service Center 2514 North Falkenburg Rd. Tampa, FL 33619	Southeast Regional Office 10020 South U.S. Hwy. 301 Riverview, FL 33578
SouthShore Regional Service Center 410 30th Street SE Ruskin, FL 33570	

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. 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 District has three (3) seats up for election, specifically **seat 1 and seat 2**. 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 Tuesday, November 3, 2026, in the manner prescribed by law for general elections.

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 8, 2026 26-01536H

FIRST INSERTION

NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **May 27, 2026, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is 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 for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at wynnmerewestcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or byoung@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings 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.

Brian Young, District Manager
Governmental Management Services - Tampa, LLC
May 8, 2026 26-01567H

FIRST INSERTION

NOTICE OF PUBLIC MEETING CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cypress Creek Community Development District will hold a regular meeting of the Board of Supervisors on Thursday, June 4, 2026, at 7:00 p.m. at the Covington Creek Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572. 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 for the meeting can be obtained from the District Office located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 or by phone at (813) 533-2950 purpose of the agenda for the meeting. The meeting 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. The meeting may be continued in progress without additional notice to the time, date and location stated on the record.

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 (813) 933-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, who can aid you 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 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 the appeal is to be based.

Cypress Creek CDD
Matt O'Nolan, District Manager
May 8, 2026 26-01602H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Berry Bay Community Development District (the "District") will commence at **noon on Monday June 8, 2026 and close at noon on Friday June 12, 2026**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center 601 E. Kennedy Blvd, 16th Floor Tampa, FL 33602	Northwest Regional Office 4575 Gunn Hwy. Tampa, FL 33624
Robert L. Gilder Elections Service Center 2514 North Falkenburg Rd. Tampa, FL 33619	Southeast Regional Office 10020 South U.S. Hwy. 301 Riverview, FL 33578
SouthShore Regional Service Center 410 30th Street SE Ruskin, FL 33570	

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. 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 District has two (2) seats up for election, specifically **Seat 3 and Seat 4**. 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 Tuesday, November 3, 2026, in the manner prescribed by law for general elections.

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 8, 2026 26-01537H

FIRST INSERTION

NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **May 20, 2026, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is 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 for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at belmontcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings 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.

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
May 8, 2026 26-01532H

FIRST INSERTION

Notice of Date Change for the Regular Meeting Shell Point Community Development District

A regular meeting of the Board of Supervisors of the Shell Point Community Development District previously scheduled for May 12, 2026, at 6:00 p.m., has been rescheduled to **May 19, 2026, at 6:00 p.m. at the Shell Point Clubhouse located at 1155 7th Ave NW Ruskin, FL 33570**.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Kristee Cole, District Manager
May 8, 2026 26-01579H



IV20906_V11

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830
Time: 09:30 AM
Sale to be held at www.storage-treasures.com.

0002 - Davis, Simone Jhene; 0009 - Baker, Chena; 0020 - Daniels, Jerome; 0026 - Lillie, Dannelle; 0045 - Beasley, Tina; 0050 - Gulrajani, Camille; 0202 - Walker, William; 0206 - Baker, Antonio; 0230 - Gabbart, Shonte; 0242 - Benenati, Brittany; 0255 - preston, Brandon; 0262 - Noble, Melissa; 0283 - Speer, Christopher; 0300 - Yuill, Alex; 0309 - Larsh, Dustin; 0314 - Broussard, Tabatha; 0331 - Acevedo, Mark; 1001 - B, Ashia; 1004 - Joshi, Ami; 1020 - Castillo, Julio; 1032 - Brown, Keisha; 1036 - Collins, Maya; 1047 - Jones, Brandy; 1053 - Beemer, Natalie; 2001 - Jenkins, Ebony; 2024 - BEEMER, Natalie G; 2027 - Jenkins, Ebony; 2032 - Fields, Jevontae; 2036 - Clinton, Jeffrey; 3008 - Merzius, Aleesha; 3009 - Arnold, Diane; 3061 - Postmaa, Esther Brigitte; 4004 - McClure, Dakota; 5001 - Sheegog, Sylvester
PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424

Time: 09:40 AM
Sale to be held at www.storage-treasures.com.
1074 - gay, Jerry; 2008 - soluri, paul; 5064C - beyond builders metzer, jay; 6059 - Bryant, Maurice; 6074 - Powell, Jaleel; 6088 - Paylor, Annalise; 6095 - Jr, Frantz Derose; 7005 - O'Neal, Justin; 7013 - Soluri, Paul J; 7026 - mcgregor, Mark; 7039 - WILLIAMS, GAIL; 7042 - Chambliss, Serena; 7057 - Tomaino, Joe; 7061 - Hall, Shakeera; 7092 - Broomall, Alistair; 7112 - anderson, jayce; 8014 - Harris, Charles; 8044 - Garcia, Maria; 8056 - Crowley, Jill; 8064 - AD, Scott
PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

Time: 09:50 AM
Sale to be held at www.storage-treasures.com.
0110 - Martinez, Will; 0117 - Jones, Greg; 0121 - Jones, Diane; 0124 - Anderson, Gary; 0288 - Gilbert, Talisha; 0311 - Jones, Tiani Alon; 0325 - Baker, Phil; 0328 - Bleil, Ian; 0404 - Rogers, Maria; 0430 - Potts, Julitha; 0444 - Bostick, Nicole; 0577 - West, Diondra; 0594 - Vickery, Steven; 0611 - Martinez, Will; 0629 - Crowder, James; 0635 - Custer, Michaela; 0637 - Kennedy, Tyrice; 0638 - weiss, Taelor; 1005 - Sawyer, Zhamal; 1089 - James, Joseph; 2048 - Dunbar, Tyler; 2079 - Charpentier, Amy; 2126 - Allgoever, George; 2138 - Heinfield, Kristin A
PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:00 AM
Sale to be held at www.storage-treasures.com.
0108 - Gunter, Keisha; 01016 - Mulraie, Shannaqua; 01019 - Rivera, Dulce M; 01028 - Contreras, Thelma; 01046 - robledo, Samantha; 01088 - Tenn, Tok; 01101 - Major, Danielle Michelle; 01125 - Jones, Schinnee; 01129 - Harris, Ulesia; 01149 - Thorsell, Shawn; 01158 - Warren, Jenaisha; 01183 - Clayton, Kamryn; 02004 - Moore, Breanna; 02029 - Perry, Craig; 02043 - Hopkins, Jennifer; 02059 - Nowell, EL-Fatih; 02068 - Frames, Glen; 02076 - Jones, Ariel; 02077 - Pitts, Zeld; 02118 - Thompson, Tonyata; 02128 - Thompson, Tonyata; 02149 - Saffold, Cierra; 02192 - Glenn, Tiara; 03023 - Cooley, Marcus; 03028 - Rutledge, Sabrina M; 03036 - Edwards, Tolulope A; 03087 - Iglecias, glorisha; 03092 - Anderson, Katrina; 03096 - Edwards, Mark; 03102 - Grant, Sharmaine; 03119 - Edmond, Sheila; 03173 - Valdez, Cheryl; 03182 - Walcott, Shuqua; 03226 - Page, JeQuinte; 04016 - Beard, Jeremy; 05009 - Landrum, Gena; 05015 - Landrum, Gena; 07016 - OMALLEY, Jessica; 08019 - Armour, Sharae; 11002 - GARDINER, TERENCE
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

Time: 10:20 AM
Sale to be held at www.storage-treasures.com.
A013 - Hip'pard, ValTrenda; A019 - Joyal, James; A041 - Jackson, Breshaun; B035 - Teague, Torian; B054 - ault, roycealee; B060 - Leuck, Matthew; C009 - Castillo, Robert; C018 - negron, Aileen; D035 - Ingram, TKeyah; D060 - Council, Benjamin; E087 - Crum, Jermaine; E103 - Taliáfico, Dudley; E147 - PAUL, ROSELLA; G099 - Johnson, Angela; G120 - Mitchell, Thomas
PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611,

(813) 666-2471
Time: 10:30 AM
Sale to be held at www.storage-treasures.com.

1011 - WILLIS, JEFFREY; 1035 - Wasserman, Payton; 1071 - Dozier, Myeshia; 1083 - Barfield, Joseph; 1084 - Laporte, 2000- Staus, David; Mark; 2010 - Chase, Adrienne; 2012 - Allen, Leslie; 2082 - Edge, Braiden; 2130 - Swaidan, Jason; 2150 - STERIS Williams, Michelle; 2153 - Alvarado, Zailyn; 2162 - Sussman, Terri; 3007 - Joseph, Miquelange; 3033 - Upshaw, Chariel; 3053 - Myles, David; 3114 - Barfield, Joseph; 3128 - DIFALCO, AVA; 3152 - SportHitters Mitchell, Tom; 4000 - Gardner, Taraneka; 4006 - McGahan, Ann; 4033 - King, Kristian; 4146 - Camacho, Nadgiby; 5000-Smith, Monika; 5024 - Gonzalez, Carrie; 5025 - Asongna-Morfaw, Tanka; 5107 - Butts, TYRA; 5192 - Cooper, Emily; 5202 - mcgahan, Pamela; 5211 - Isom, Sherron; 5227 - oneil, Matthew
PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277

Time: 10:50 AM
Sale to be held at www.storage-treasures.com.
1018 - Doctor, NyAshia; 1029 - Djaballah, Karim; 1060 - Evans, Chyrisse; 1064 - Beckles, Janice; 1079 - Baskins, Cristina; 1092 - Cooper, Bianca; 1099 - porter, Kelvin; 1119 - Fratello, Caeley; 1144 - Sexton, Lauren A; 1156 - Kiffin, Terrell; 1163 - Berrios, Hector; 2061 - Bibbs, Zhane; 2068 - Ravnell, Keshia; 2083 - perez, Dami mojena; 2096 - Staten, Sharmietra; 2101 - Brown, Timothy; 2103 - chambers, Jasmine; 2117 - Rojas, Shimika Deal; 2142 - Acree, Mariah; 2151 - Carter, Cory; 2175 - Oconnor, Robert; 2179 - Massaline, Vondail; 2186 - Nazaria, Doctor; 2187 - Alexander, Denise; 2191 - Lewis, Carter; 3029 - Reyes, Ada; 3060 - Mesidor, Markenson; 3090 - Server, Sean; 3109 - Zuckerman, Erik; 3117 - Neal, Gaston; 3126 - kelly, Nyesha; 3140 - Rivera, Nicky; 3141 - Simpson, Kaceila; 3149 - Brooks, Eula; 3188 - Gonzalez, Amy; 3191 - Dykes, Chris; 3204 - Godwin, Dewayne
PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479

Time: 11:00 AM
Sale to be held at www.storage-treasures.com.
A060 - Bonilla, Walenda; B050 - Boone, Yvonne; B069 - Charles, Chimere; B086 - Workman, Leslee; B088 - Alvarado, Esteban; B122 - jones, Maurice; C009 - Teape, Semetra; C015 - Covington, Katrina; C029 - Clark, Karisma; C044 - Velazquez, Joshua; C054 - Maloney, Lorene; D019 - ESQUILIN, WILFREDO; D028 - Lambert, Jordan; D029 - Maloney, Lorene; D043 - Pate, Nitiasha T; D046 - Fedrick, Loranzo; D071 - Gorman, Katherine; D106 - Anderson, Rashad; D126 - NETO, MARIBEL; E007 - Sharpe, Edward; E021 - Harris, Jason; E025 - Williams, Willie; I014 - Spence, Latrece; I043 - Bellamy, Chardea; I048 - Rhoden, Walter; I054 - Varnes, Crystal D; I062 - Reyes, Cesar; J001 - Garcia, Iovany; J004 - Evolving Solutions Network DBA Ronnie House Founda blackmon, cassandra; J006 - Zielinski, Jennifer; J010- Tabitha, Fahlsing; J063 - Walker, Jaleesa; J073 - dickey, Taran; J149 - Fickes, Drew; J167 - Jaworski, Dustin; K006 - Chisholm, Heyward; K009 - Ayeh, Ibtisam; K020 - Villanueva, Carlos; K033 - C&S Mechanical Grimes, Christopher; K054 - Shepherd, Anthony Tyrone; L010 - Bradley, Alicia ; L021 - Cadador, Emanuel; L026 - Mitchell, Shanice; L040 - King, Leemarie; L043 - Joseph, Cass; L049 - McCloud, Kieanna; L057 - Marshall, Brigitte; L106 - Sharpe, Edward; L205 - Mason, Mekka
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

Time: 11:10 AM
Sale to be held at www.storage-treasures.com.
0014 - Smith, LaTyra; 0025 - Boucher, Emily; 0038 - ramsay, Kaitlyn; 0048 - Colon, Jessica; 0113 - Evans, Katrina; 0129 - Eubanks, RENEAL; 0154 - Jr, Amaury Diaz; 0166 - Bregman, Brittany Katherine; 0167 - OWENS, STAR Lynn; 0237 - ramsay, Kaitlyn; 0318 - Graham, Bobby; 0350 - Ohara, Tamesha; 0368 - Taylor, Shavonne; 0420 - casteel, Gwendolyn; 0445 - Murphy, Carlous; 0447 - TNT Roofing and Restoration LLC Hough, Thomas; 0483 - Lopez, Alejandro; 0504 - Render, Kenneth; 0579 - Hudge, Ashley; 0582 - Richardson, Eyvonne; 0630 - Calderon, Ramon; 0675 - McCullough, Gloria; 0707 - Kitchen, Shajua; 0711 - Carrillo, Henry; 0737 - Guillama, Christina; 0749 - Wright-DuBose, Jemilah; 0767-McDaniel, Isabella; 0789 - Wright, Dorothy; 0855C - Noel, Matthew; 0855F - Gavin, Hydeia; 0857B - Andre, Hailey; 0857F - BOLDEN, DOROTHY; 0858D - Smith, Antia; 08631 - Coleman, Nadja; 0863M - Pollin, Devon; 0872 - Purington, Rachel; 0915 - Verdejo, Heriberto; 0922 - OGara, Lea; 1010 - DeLossantos, Tyla; 1011 - Shafer, Tina
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

Time: 11:20 AM
Sale to be held at www.storage-treasures.com.
1002 - coira, Ashton; 1018 - Vonglahn, Amanda; 1020 - Tavaliccio, Daniel; 1034

- pierce, tristan; 1049 - Dabbs, Tracy; 1079 - Vonglahn, Amanda; 1080 - Jackson, Saminthia; 110 - Klersy, Angela; 1105 - Ortiz, Tanya; 1107 - Dabbs, Bryce; 1156 - Little, Dalton; 1223 - Hart, Victoria; 1251 - Resetar, Andrea; 1321 - Kinney, NeKeyla; 1362 - Thomas, Shantele; 1403 - Bernardin, Kyana; 1423 - Johnson, Melissa; 1453 - brunache, Jessica; 1456 - Rivera, Aurolyn; 1463 - Thompson, Mary; 1472 - smith, caitlyn; 1486 - Resetar, Andrea; 1493 - Rivera, Aurolyn; 1512 - Oliver, Jennifer; 1514 - jones, Jerrod; 1518 - Pierce, Celena; 2005 - Ward, Kool; 285 - Melton, Destiny; 314 - Pedroso, Stephanie; 328 - Miller, Nathaniel L; 339 - Jimenez, Keovadis; 411 - Rivera, Cecylia; 418 - Moore, Shane; 475 - Bryant, Felicia; 501 - Harris, Lloyd; 519 - McCoggle, Sean Demetris; 565 - Check, Daniel; 579 - Waters, Hillary; 604 - Perez, Dayana Figueredo; 607 - Taylor, Philip; 615-Ellis, Ron; 620 - Ott, Edward; 623 - Castillo, Melanie; 626 - Trusty, Jaushana; 639 - Rumph, Katherine; 653 - Baker, Brittany; 680 - Campofredano, Anthony; 688 - Whelchel, Eric; 712 - Clements, Joshua; 735 - Coirs, Ashton; 746 - Salter, Tonisa; 801 - Brooks, Kevin; 803 - DORN, ROBERT; 826 - Bright, Amanda; 829 - Hardeman, Mathias; 837 - Mctavish, Tina; 839 - Burkes, Madison; 902 - Williams, Quenton; 907 - Brown, Tom; 911 - Sullivan, Monique; 925 - Brooks, Kevin; 955 - Rigsbey, Kinsley; 959 - Wesson, Mikayla; 960 - Jayme, Christine; 975 - lynch, damontre; 981 - Ott, Edward
PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132

Time: 11:50 AM
Sale to be held at www.storage-treasures.com.
A029 - Polanco, Ana; A032 - Thomas, Brianna; A033 - Jephth, Raphael; A035 - Jones, Gloria; B016 - Hayes, Ethel; B036 - Ross, Kenneth; B041 - Mitchell, Lenika; B047 - Hughey, Krystal; C002 - Monroe, Tameka; C003 - Knights, Anthony; C004 - Bostick, Atara; C005 - thomas, kelly; C013 - Moore, De'zhane; C014 - Underwood, Cordeia; C019 - simmons, Johnny; C021 - Nitch, Theresa; C024 - hunter, Willie; C032 - williams, Laaysha; C046 - Holmes, Kimberly; E002 - Williams, Evelyn; E005 - spellers, Pamela; E008 - Showers, Rose; E010 - Brown, Antonis; E012 - Vereen, Franshaw; E014 - Williams, Precious; E016 - Jordan, Timothy; E024 - Roberts, Brittany; E031 - carter, Doris; E046 - Roberts, Kollin; E048 - Joseph, Jovens; E070 - Stanley, Cheryl; E078 - Andino, Brenda; E080 - lorenzo, gabriel; E081 - Ivey, Lavetta; E086 - Johnson, Tawanda; E088 - warren, Shannon; E103 - Conover, Jennifer; E109 - Cummings, Roshard; E121 - Grace, Janyja; E122 - Guilite, Gilliane; E137 - Carter, Jazzmund; E147 - Smith, Terrance; E162 - Rodriguez, Aliyah; E181- Robertson, Billy; E187 - moore, Jenaie ferrell; E189 - Calloway, Quasha; E196 - Carter, Crystal; E199 - Sheffiled, Erica; E206 - Williams, Nichole; F011 - mays, johnny; F028 - Parris, Alli; F030 - Bissainthe, Renan; F054 - Alvarez, Massiel; G001 - eady, Taylor; G032 - Pomales, Chasity; G036 - Ringley, Tony L.; G043 - Parris, Alli; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G061 - jean, Evenx; G074 - Mode, Olguine; H012 - Jenkin, Hupert; H019 - Bryant, Wednesday; H033 - Sanchez, Tiana; H034 - Rapier, Sequoya; H041 - deak, rhonda; H042 - Jennings, Angela; H063 - sanders, Amanda; J007 - Hassan, Tanya; J008 - Dumire, Alicia; J009 - Robinson, Dolamyke; J011 - Samuel, Lisa; J017 - Adams, Freddie; J022 - Hodge, Ashley; J026 - Arroyo, Luis; J054 - Willams, Evelyn; J059 - hill, Thomas; J062 - Prince, Aqueeba
PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233

Time: 12:00 PM
Sale to be held at www.storage-treasures.com.
1134A - Morris, George; 1200A - Mendez, Briana; 1260A - Rodriguez, Albert; 2044GX - Donselaar, Ikuo; 2052F - Adger, Elizabeth Mary; 2066F - Lawson , Chris ; 4033C - wilson, Ebony; 4051C - Ortez, Nestor; 4115C - Jimenez, Maritza; 4145C - Trombley, Bobbie; 4153C - Elswick, Esteana Lee; 4156C - BENDUS, TERESA; 5079 - Holler, Christine; 5107 - Bridges, Jerry Lee; 5130 - Rivera, Hilda; 5135 - Caban, Norma
PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769

Time: 12:10 PM
Sale to be held at www.storage-treasures.com.
1021 - larry, Twanshaye; 1033 - Toole, Dominica; 109 - Joaquin, Mantovani; 110 - Joaquin, Mantovani; 1108 - Douglas, Biko; 111 - Joaquin, Mantovani; 1112 - Sezaire, Miracula; 1146 - Pieper, Bradley; 2035 - Stone, Sean; 2112 - Camon, Keisha; 2122 - Hayes, Tiffanie N; P001 - Rivera, William

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
May 8, 15, 2026 26-01563H

--- ESTATE ---

FIRST 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-001091
IN RE: ESTATE OF LISA KAY HUSTED, DECEASED.

The administration of the estate of LISA KAY HUSTED, deceased, whose date of death was February 4, 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 May 8, 2026.

Personal Representative:
TIMOTHY E. HUSTED
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@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
May 8, 15, 2026 26-01542H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001408
Division: A
IN RE: ESTATE OF NIURKA ULLOA REYES, DECEASED.

The administration of the estate of NIURKA ULLOA REYES, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. 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 8, 2026.

Personal Representative:
MAIKEL B. GOMEZ ULLOA
2100 Spring Lake Highway
Brooksville, Florida 34602
Attorney for Personal Representative:
RODOLFO SUAREZ, JR., ESQ.
Attorney
Florida Bar Number: 013201
9100 S Dadeland Blvd., Suite 1620
Miami, Florida 33156
Telephone: (305) 448-4244
Fax: (305) 448-4211
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eswale@suarezlawyers.com
May 8, 15, 2026 26-01558H

FIRST 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-001187
IN RE: ESTATE OF ROBERT F. DOBRZANSKI, DECEASED.

The administration of the estate of ROBERT F. DOBRZANSKI, deceased, whose date of death was September 15, 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 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 May 8, 2026.

Personal Representative:
Patricia Joiner
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 33701
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
May 8, 15, 2026 26-01611H

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-001476
DIVISION: A
IN RE: ESTATE OF CHIANTI LATIFAH MITCHELL, DECEASED.

The administration of the Estate of Chianti Latifah Mitchell, deceased,

whose date of death was January 5, 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 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.

NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 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 written demand must be filed with the Clerk.

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Carrie Williams
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Mural, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
May 8, 15, 2026 26-01577H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDAPROBATE DIVISION
File No. 26-CP-001295Division B
IN RE: ESTATE OF
IRMGARD SCHAEFER
a/k/a IRMA SCHAEFER,
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 IRMGARD SCHAEFER, also known as IRMA SCHAEFER, deceased, File Number 26-CP-001295; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360; that the Decedent's date of death was August 15, 2025; that the total value of the estate is Exempt Protected Homestead Real Property and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Creditors: NONE	
Beneficiaries:	Address
BRIAN SCHAEFER, individually, as Trustee, and as a beneficiary of the Irmgard a/k/a Irma Schaefer Revocable Trust dated September 4, 2019	1607 5th Street Tampa, FL 33605
WAYNE SCHAEFER, individually and as a beneficiary of the Irmgard a/k/a Irma Schaefer Revocable Trust dated September 4, 2019	9502 River Cove Dr. Riverview, FL 33578-4910
GLENN SCHAEFER, individually and as a beneficiary of the Irmgard a/k/a Irma Schaefer Revocable Trust dated September 4, 2019	9315 Alice Ln Riverview, FL 33578

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 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 date of first publication of this Notice is May 8, 2026

Attorney for Person Giving Notice:
JAMES P. HINES, JR.

Attorney for Petitioner

Email: jhinesjr@hnh-law.com

Secondary Email: mgreco@hnh-law.com

Florida Bar No. 061492

Hines Norman Hines, P.L.

315 S. Hyde Park Ave

Tampa, FL 33606

Telephone: 813-251-8659

May 8, 15, 2026

Person Giving Notice:
BRIAN SCHAEFER
Petitioner
1607 5th Street
Tampa, FL 33605

26-01613H

FIRST INSERTION

NOTICE TO CREDITORSIN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDAPROBATE DIVISION
FILE NO: 2026-CP-001345
IN RE: ESTATE OF
MATHEW ELI FALKENBERG,
Deceased.

The administration of the Estate of MATHEW ELI FALKENBERG, deceased, whose date of death was 1/16/2026, Case Number 2026-CP-001345, 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 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 THE 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 CLAIMS 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 the 8 day of May 2026.

Personal Representative:
WHITNEY FALKENBERG,
3816 Indian River CT
Lakeland, FL 33811Attorney for Personal Representative:
ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666Counsel for Personal Representative
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)elizabeth@elizabethdevolder.com
casemanager@elizabethdevolder.com
May 8, 15, 2026 26-01583H

FIRST INSERTION

NOTICE OF ACTION(formal notice by publication)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDAPROBATE DIVISION
File No. 26-CP-001418
Division B
IN RE: ESTATE OF
RICHARD ALLEN OBERTING,
Deceased.TO: Unknown heirs of RICHARD
ALLEN OBERTING

Unknown Unknown

YOU ARE NOTIFIED that a Petition for Curator 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: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue,

Suite B., Tampa, FL 33612 on or before 06/01, 2026, and to file the original 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 24 day of APRIL, 2026.

As Clerk of the Court
(SEAL) By: RYAN MARSH
As Deputy Clerk

First Publication on: May 8, 2026,

petitioner's attorney,
Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B.,
Tampa, FL 33612

May 8, 15, 22, 29, 2026 26-01543H

FIRST INSERTION

NOTICE TO CREDITORSIN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDAPROBATE DIVISION
File No. 26-CP-000071
Division AIN RE: ESTATE OF
DELMAR RAY CORE,
aka DELMAR R. CORE
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 DELMAR RAY CORE, also known as DELMAR R. CORE, deceased, File Number 26-CP-000071; 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 February 19, 2025; that the total value of the estate is Personal property in the approximate value of \$42,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
BARBARA CORE, AS TRUSTEE AND SOLE BENEFICIARY OF THE DELMAR AND BARBARA CORE FAMILY TRUST DATED FEBRUARY 4, 2022	2103 W Kyra Drive Tampa, FL 33612

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 de-

cedent 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 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 May 8, 2026.

Person Giving Notice:
BARBARA CORE
2103 W Kyra Drive
Tampa, FL 33612

Attorney for Person Giving Notice:

Robert D. Hines, Esq.

Attorney for Petitioners

Email: rhines@hnh-law.com

Secondary Email:

rhhartt@hnh-law.com

Florida Bar No. 413550

Hines Norman Hines, P.L.

315 S. Hyde Park Ave

Tampa, FL 33606

Telephone: 813-251-8659

May 8, 15, 2026 26-01607H

FIRST INSERTION

NOTICE TO CREDITORSIN THE CIRCUIT COURT FOR
THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDAPROBATE DIVISION
CASE NO: 26-CP-001118
IN RE: ESTATE OF
ALAN M. HOFMANN,
Deceased.An Order of Summary Administration
of the Estate of Alan M. Hofmann,
Deceased, whose date of death was December 2, 2025; Case Number 26-CP-001118, has been entered in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601-1110.

The total value of the Estate, other than homestead and exempt property, is \$48,934.58. The names and addresses of those to whom the Petitioner has requested for the assets of the Estate to be assigned are Angela R. Bell, 116 South Main Street Apt E, Algonquin, IL 60102, and the name and address of 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 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.

The date of first publication of this notice is 05/08/2026.

The second week of publication is: 05/15/2026.

Personal Representative(s):
Amber G. Roe.Attorney for the representative(s):
By: /s/Matthew T. MorrisonMatthew T. Morrison, Esquire
Florida Bar No. 1005203

5121 S. Lakeland Dr, Suite 2

Lakeland, Florida 33813

Telephone: (863) 250-2990

May 8, 15, 2026 26-01582H

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 this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 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 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.

The date of the first publication of this Notice is May 8, 2026.
CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com

Secondary email address:
pcardinal@carrlawgroup.com
May 8, 15, 2026 26-01600H

FIRST INSERTION

NOTICE TO CREDITORSIN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDAPROBATE DIVISION
File No. 2026-CP-001164
IN RE: ESTATE OF
KAREN MULLINS
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' 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 the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the 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: KAREN MULLINS, File Number 2026-CP-001164.

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. Twigg St., Tampa, FL, 33602.

Date of death of the decedent is: 09/28/2025.

The date of first publication of this notice is: 05/08/2026.

The second week of publication is: 05/15/2026.

Personal Representative(s):
Amber G. Roe.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 8, 15, 2026 26-01582H

FIRST INSERTION

NOTICE TO CREDITORSIN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDAPROBATE DIVISION
File No. 26 CP 001296
IN RE: ESTATE OF
Richard Dennis Cutchin
Deceased.

The administration of the estate of Richard Dennis Cutchin, deceased, whose date of death was December 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East 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 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 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 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 or a beneficiary as specified under s. 732.2211.

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Sara C. Brannock308 West Henry Avenue
Tampa, FL 33604

Attorney for Personal Representative:

Jennifer R. Bondy, Attorney

Florida Bar Number: 105461

Bondy Law, P.A.

815 N. Magnolia Ave.

Orlando, FL 32803

Telephone: (407) 720-9350

E-Mail: jennifer@bondylaw

May 8, 15, 2026 26-01578H

FIRST INSERTION

NOTICE TO CREDITORSIN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDAPROBATE DIVISION
File No. 2026-CP-001384
Division AIN RE: ESTATE OF
DARYL EDWARD TAYLOR,
Deceased.

The administration of the estate of DARYL EDWARD TAYLOR, deceased, whose date of death was March 2, 2026, 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 THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The date of first publication of this notice is: May 8, 2026.

DE ASIA TAYLOR
Personal Representative
5309 Normandy Court, Apt. 2
Tampa, FL 33617

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

ntservice@hnh-law.com

May 8, 15, 2026 26-01559H

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: May 8, 2026.

DE ASIA TAYLOR
Personal Representative
5309 Normandy Court, Apt. 2
Tampa, FL 33617

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

ntservice@hnh-law.com
May 8, 15, 2026 26-01559H

FIRST INSERTION

NOTICE TO CREDITORSIN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
STATE OF FLORIDAPROBATE DIVISION
File Number: 26-CP-001057
IN RE: The Estate of:
RONALD C. MCCARTHY,
aka Ronald Charles McCarthy
Deceased.

The administration of the estate of RONALD C. MCCARTHY, deceased, whose date of death was September 2, 2025, and whose social security number is xxx-xx-6902 is pending in the Circuit

Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg St., Tampa, Florida 33602. The names and addresses of the personal representatives' 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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001459
Division Probate
IN RE: ESTATE OF
RICHARD JOHN RESENDES SR.,
Deceased.

The administration of the estate of Richard John Resendes Sr., deceased, whose date of death was March 28, 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, 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 May 8, 2026.

Personal Representative:
/s/ Richard Resendes, Jr.
Richard J Resendes Jr.

160 Greenfield Drive
Saint Johns, FL 32259

Attorney for Personal Representative:

/s/ James K. Purdy

James K. Purdy

E-Mail Addresses:

jim@thepurdyfirm.com

probate@thepurdyfirm.com

Florida Bar No. 143510

The Purdy Firm PLLC

P.O. Box 87

Seffner, FL 33583

Telephone: 813-934-2270

May 8, 15, 2026

26-01568H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001166
Division A
IN RE: ESTATE OF
CHRISTINE BEISIEGEL
Deceased.

The administration of the estate of Christine Beisiegel, deceased, whose date of death was April 2, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, 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 May 8, 2026.

Personal Representative:
DuWayne Alexander Tinsley

2391 Bella Rosa Circle

Royal Palm Beach, Florida 33411

Attorney for Personal Representative:

Ashley Zohar, Esq.

Attorney

Florida Bar Number: 122131

Brown, Huff, Zohar, PLLC

6547 Gunn Hwy

Tampa, FL 33625

Telephone: (813) 922-5290

E-Mail: Ashley@BHZLaw.com

Secondary E-Mail:

Frazier@BHZLaw.com

May 8, 15, 2026

26-01614H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001252-A001-HC
IN RE: THE ESTATE OF
JOHN SIMON PENROSE
Deceased.

The administration of the estate of John Simon Penrose, deceased, whose date of death was March 3, 2026, 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.

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 8, 2026.

Personal Representative:
Morial Penrose Hill

3815 Country Circle

Lakeland, Florida 33811

Attorney for Personal Representative:

Landon J. Schneider, Attorney

Florida Bar Number: 1032223

Reed Mawhinney & Link, PLLC

53 Lake Morton Drive

Suite 100

Lakeland, FL 33801

Telephone: (863) 687-1771

Fax: (863) 687-1775

E-Mail: landon@polklawyer.com

Secondary E-Mail:

probate@polklawyer.com

May 8, 15, 2026

26-01608H

--- SALES ---

FIRST INSERTION

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

Case No.: 2025-CA-011153
BAY AREA LENDING SERVICES
LLC, a Florida limited liability
company,

Plaintiff, vs.
LATORRE FAMILY PROPERTY
GROUP, LLC, a Florida
limited liability company, CHERYL
L. LATORRE, individually,

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2025-CA-011153 on April 30, 2026, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Bay Area Lending Services LLC, Plaintiff, and Latorre Family Property Group, LLC, Defendant, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below at Public Sale, online at www.hillsborough.realforeclose.com at 10:00 A.M. on the 5th day of June 2026, the following described property as set forth in said Final Judgment, to wit:

Parcel 1: 3407 West Busch Boulevard, Tampa, Florida 33618 The East 106.75 feet of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 28 South, Range 18 East, Hillsborough County, Florida.

AND The East 106.75 feet of that part of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 28 South, Range 18 East, lying North of the Tampa and Gulf Coast (Seaboard Air Line) Railroad, LESS right of way for State Road S-580, Hillsborough County, Florida.

AND Beginning at the Northwest Corner of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 28 South, Range 18 East, Hillsborough County, Florida; thence run South, along the West boundary of said Southeast 1/4 of the Northwest 1/4 to the North right-of-way line of the Seaboard Air Line (Tampa and Gulf Coast) Railroad; thence Easterly, along said North right-of-way line, a distance of 14.00 feet; thence Northerly, in a straight line to a point 21.00 feet East of the Northwest corner of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 22; thence West, along the North boundary of said South 1/2 of the Northeast 1/4 of the Northwest 1/4, a distance

of 21.00 feet; thence South, along the West boundary of said South 1/2 of the Northeast 1/4 of the Northwest 1/4 to the point of beginning; LESS AND EXCEPT right of way for State Road S-580.

Parcel 2: 1444 Chesapeake Drive, Odessa, Florida 33556

Lot 11, LAKE ANNE ESTATES, a subdivision of a portion of the North 1/2 of the Southwest 1/4 of Section 35, Township 26 South, Range 17 East, according to map or plat thereof as the same is recorded in Plat Book 3, Page 131, Public Records of Pasco County, Florida. More particularly described as a re-subdivision of Lots 1, 2, 3, 7 and 8 in the Southwest 1/4 of Section 35, Township 26 South, Range 17 East, KEYSTONE PARK COLONY, as recorded in Plat Book 1, Page 64, Public Records of Pasco County, Florida.

LESS AND EXCEPT that portion of said Lot 11 more particularly described as Commence at the Northwest corner of Lot 11 for the Point of Beginning, thence run N 89 degrees 59'59" E 200.45 feet, thence S 00 degrees 30'13" W 260.70 feet, thence N 37 degrees 14'00" W 327.50 feet to the point of beginning.

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.

/s/ Catherine Paige Andringa
FRANK A. LAFALCE, ESQUIRE
Florida Bar Number: 0980609
flafalce@anthonyandpartners.com
C. PAIGE ANDRINGA
Florida Bar No.: 1028374
cpandringa@anthonyandpartners.com
Anthony & Partners, LLC
100 S. Ashley Drive, Ste 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Telecopier: 813/221-4113
Attorney for the Plaintiff

May 8, 15, 2026

26-01590H

FIRST 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. 17-CA-006782
LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, vs.
MARK BORNIK, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 10, 2024 in Civil Case No. 17-CA-006782 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Mark Bornik, 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 27th day of May, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3 BLOCK 93, MIRABAY PARCEL 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 121, PAGES 125-132, OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 5226 ADMIRAL POINTE DRIVE, APOLLO BEACH, FL 33572-3429

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.

By: /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: MRSservice@mccalla.com
Fla. Bar No.: 146803
21-04733FL
May 8, 15, 2026

26-01548H

FIRST 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-008773
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,

Plaintiff, vs.
THADDUS CUYLER A/K/A
T. CUYLER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 25, 2026 in Civil Case No. 25-CA-008773 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Thaddus Cuyler a/k/a T. Cuyler, 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 28th day of May, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 9, ARMENIA ESTATES RE-

QUIRED, according to the map or plat thereof as recorded in Plat Book 28, Page 62, 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: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-13235FL
May 8, 15, 2026

26-01549H

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-008622
MIRALAGO WEST
HOMEOWNERS ASSOCIATION,
INC.,

Plaintiff, v.
CONNIE M. FRANCISCO,
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 180, Mira Lago West, Phase 1, according to the map or plat thereof, as recorded in Plat Book 102, Pages 84 through 99, 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 19th 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 1 day of May, 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 8, 15, 2026

26-01566H

FIRST INSERTION

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

Case No: 23-CC-097520
Division: O
CREEK VIEW HOMEOWNERS
ASSOCIATION, INC.,

Plaintiff, vs.
IRENA GREEN,
Defendant.

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 93, CREEK VIEW, according to the map or plat thereof, as recorded in Plat Book 101, Page(s) 170-174, 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 19th 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 4th day of May, 2026.
FRISCIA & ROSS, P.A.
Francis E. Friscia, Esquire
Florida Bar #12798
Primary: ffriscia@frpalegal.com
Secondary: kmartinez@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
May 8, 15, 2026

26-01592H

PUBLISH YOUR LEGAL NOTICE

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

RE-NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-013112
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE2, Plaintiff, vs.
ERICA HATCHER-WRIGHT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; TEMPLE CREST CIVIC ASSOCIATION, INC. Defendants
 NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated May 3, 2026, and entered in Case No. 23-CA-013112, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE2, is Plaintiff and ERICA HATCHER-WRIGHT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; TEMPLE CREST CIVIC ASSOCIATION, INC., are defendants. Cindy Stuart, 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 5TH day of JUNE, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 4, BLOCK 43 AND THE WEST 1/2 OF THE ALLEY ABUTTING ON THE EAST, TEMPLE CREST UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 63 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@fjud13.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@fjud13.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 yon 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 èd. Tanpri 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@fjud13.org nan 7 jou avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lò 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 5th day of May, 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
 PHH18024-23/sap
 May 8, 15, 2026 26-01599H

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-009819
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.
DEBORAH B. SEELEY A/K/A DEBORAH SEELEY; UNKNOWN SPOUSE OF DEBORAH B. SEELEY A/K/A DEBORAH SEELEY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A SAMANTHA SEELEY; UNKNOWN TENANT #2 N/K/A CHRIS BROYLES; 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
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 28, 2026 in Civil Case No. 25-CA-009819, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and DEBORAH B. SEELEY A/K/A DEBORAH SEELEY; UNKNOWN SPOUSE OF DEBORAH B. SEELEY A/K/A DEBORAH SEELEY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A SAMANTHA SEELEY; UNKNOWN TENANT #2 N/K/A CHRIS BROYLES; 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 29, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 54, BLOCK 2, THE GROVES-NORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 66, 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.
 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 29th 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/ Zachary Ullman
 Digitally signed by Zachary Ullman
 DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
 Reason: I am the author of this document
 Location:
 Date: 2026.04.29 13:51:41-04'00'
 Foxit PDF Editor Version: 13.1.7
 Zachary Ullman, Esq.
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1133-3952B
 May 8, 15, 2026 26-01562H

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-009318
COMPU-LINK CORPORATION, DBA CELINK, Plaintiff, vs.
BARBARA J. HILLER, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 25, 2026, and entered in 25-CA-009318 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein COMPU-LINK CORPORATION, DBA CELINK is the Plaintiff and BARBARA J. HILLER; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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:
 THE FOLLOWING DESCRIBED LOT, PIECE OF PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, TO WIT: BEGIN AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 20 EAST; THENCE RUN NORTH 0 DEGREES 05 MINUTES WEST 148.9 FEET ALONG THE WEST BOUNDARY OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 THENCE NORTH 89 DEGREES 46.5 MINUTES EAST 242.14 FEET; THENCE SOUTH 147.17 FEET TO THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE SOUTH 89 DEGREES 22 MIN-

UTES WEST 241.90 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 212 MORNING INSIDE DR, VALRICO, FL 33594
 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 3 day of May, 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
 25-327432 - NaP
 May 8, 15, 2026 26-01581H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CC-008991
DIVISION: M
Truist Bank, successor by merger to SunTrust Bank Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Joseph B. Holley a/k/a Joseph Benjamin Holley, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Jeffrey Lee Holley a/k/a Jeffrey L. Holley; Candace Kay Holley a/k/a Candace K. Holley a/k/a Kandi K. Holley; Earl Lee Meeks, Jr. a/k/a Earl Lee Meeks a/k/a Earl L. Meeks; Patricia Gail Meeks a/k/a Patricia G. Meeks a/k/a Tricia G. Meeks; Charles Kirby Holley, II a/k/a Charles Kirby Holley a/k/a Charles K. Holley a/k/a Chuck Kirby Holley; Reanna Brooke Holley a/k/a Reanna B. Holley; Unknown Spouse of Jeffrey Lee Holley a/k/a Jeffrey L. Holley; Unknown Spouse of Candace Kay Holley a/k/a Candace K. Holley a/k/a Kandi K. Holley; Unknown Spouse of Earl Lee Meeks, Jr. a/k/a Earl Lee Meeks a/k/a Earl L. Meeks; Unknown Spouse of Patricia Gail Meeks a/k/a Patricia G. Meeks a/k/a Tricia G. Meeks; Unknown Spouse of Charles Kirby Holley, II a/k/a Charles Kirby Holley a/k/a Charles K. Holley a/k/a Chuck Kirby Holley; Unknown Spouse of Reanna Brooke Holley a/k/a Reanna B. Holley; State of Florida Department of Revenue; Clerk of the Circuit Court for Hillsborough County, Florida; 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)
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CC-008991 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, successor by merger to SunTrust Bank, Plaintiff and Unknown

Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Joseph B. Holley a/k/a Joseph Benjamin Holley, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) 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 22, 2026, the following described property as set forth in said Final Judgment, to-wit:
 LOT 19, BLOCK 33, EL PORTAL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17 ON PAGE 16 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: FLSERVICE@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. 551539
 Fax: (561) 998-6707
 For Email Service Only:
 FLSERVICE@logs.com
 For all other inquiries:
 mtebbi@logs.com
 By: /s/ Michael L. Tebbi
 Michael L. Tebbi, Esq.
 FL Bar # 70856
 24-332279 FCO1 SUU
 May 8, 15, 2026 26-01557H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-CC-001704
TRIPLE CREEK HOMEOWNERS ASSOCIATION INC., Plaintiff, vs.
JEAN WILKINDE DESIR and MIDELYNE DESIR Defendants.
 Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 26-CC-001704 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:
 Lot 163, TRIPLE CREEK VILLAGE M-1, according to the map or plat thereof, as recorded in Plat Book 139, Page(s) 20 through 29, of the Public Records of Hillsborough County, Florida.
 PARCEL ID NO.: 077694-2004 ("Property")
 Property Address: 12850 French Market Drive, Riverview, FL 33579
 at public sale, to the highest and best bidder for cash at 10:00 a.m. on June 12, 2026. The sale shall be conducted online at <http://www.hillsborough.realforeclose.com>. Any person claiming

an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.
 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.
 Dated this 5th day of May 2026.
 RABIN PARKER GURLEY, P.A.
 2653 McCormick Drive
 Clearwater, Florida 33759
 Telephone: (727)475-5535
 Facsimile: (727)723-1131
 For Electronic Service:
 Pleadings@rpplaw.com
 Counsel for Plaintiff
 By: /s/ Jennifer Schick
 Monique E. Parker,
 Florida Bar No. 0669210
 Bennett L. Rabin,
 Florida Bar No. 0394580
 Adam C. Gurley,
 Florida Bar No. 0112519
 Jennifer Schick,
 Florida Bar No. 195790
 10543-152
 May 8, 15, 2026 26-01598H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-008611
LAKEVIEW LOAN SERVICING, LLC; Plaintiff, v.
TORIANO ADARRYL JONES, ET.AL; Defendants
 NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on March 31, 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 June 1, 2026, the following described property:
 LOT 35 IN BLOCK 1 OF TWIN CREEKS PHASES 1 AND 2, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 179, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 12625 LEMON PEPPER DR, 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 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.: 25-02223
 May 8, 15, 2026 26-01572H

FIRST INSERTION

SECOND AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025 CA 005360
COMMUNITY LOAN SERVICING, LLC, n/k/a SILVER HILL CAPITAL, LLC, Delaware limited liability company, Plaintiff, v.
1021 CAYUGA LLC, a Florida limited liability company; et al., Defendants.
 Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, COMMUNITY LOAN SERVICING, LLC, N/K/A SILVER HILL CAPITAL, LLC, Plaintiff; 1021 CAYUGA, LLC; RENAN OTAVIO YARED; UNKNOWN SPOUSE OF RENAN OTAVIO YARED N/K/A LUISA YARED; D.A.B. GROUP LLC; MIDLAND FUNDING LLC; LEGACY

LEAF NH PROPERTIES, LLC; JOHN DOE I AND JANE I, AS UNKNOWN TENANTS; JOHN DOE II AND JANE DOE II, AS UNKNOWN TENANTS; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants are Defendants. Victor D. Crist, Clerk of Court, will sell to the highest bidder for cash at 10:00 a.m. (Eastern/Standard Time) on the 1st day of June, 2026, online at <http://www.hillsborough.realforeclose.com> on the following described property as set forth in the Summary Final Judgment, to wit:
 LOT 3, PHILLIP SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 1021 East Cayuga Street, Tampa, FL 33603
 Folio NO.: 172170-0000
 IF YOU ARE A PERSON CLAIMING

FIRST INSERTION

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 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: May 4, 2026
 KOPELOWITZ OSTROW FERGUSON WEISELBERG GILBERT
 Counsel for Plaintiff
 One West Las Olas Boulevard, Suite 500
 Fort Lauderdale, FL 33301
 Telephone: (954) 525-4100
 Facsimile: (954) 525-4300
 By: /s/ Jason Todd Corsover
 JASON TODD CORSOVER, ESQ.
 Fla. Bar No.: 189472
 corsover@kolawyers.com
 May 8, 15, 2026 26-01595H

--- SALES ---

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 20-CA-002874 SECTION # RF
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QH4, Plaintiff, vs. EVA M. AREIAS; U.S. BANK NATIONAL ASSOCIATION, INDEBTOR TRUSTEE, HOME EQUITY LOAN TRUST 2007-HSA3; FRANK PERRULLI; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, 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, the Clerk of Court for Hillsborough County 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 05 day of June, 2026, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 1/8 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE SOUTH 150 OF THE WEST 707 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA
PROPERTY ADDRESS: 225 S VALRICO RD, VALRICO, FL 33594

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 01 day of May 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
20-00419
May 8, 15, 2026 26-01552H

FIRST INSERTION

AMENDED 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 for HILLSBOROUGH COUNTY 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 01 day of May 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 8, 15, 2026 26-01656H

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-009464 WELLS FARGO BANK, N.A., Plaintiff, vs. CINDY ZAYAS; JULIO ZAYAS; 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 8, 2026 in Civil Case No. 25-CA-009464, 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 CINDY ZAYAS; JULIO ZAYAS; 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 July 6, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 33 THROUGH 37, IN BLOCK 3, OF SIDNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH

COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1994 SINGLEWIDE MOBILE HOME BEARING SERIAL NUMBER: GEO0758933, VIN #GAFLP35B07745HH AND TITLE #65290282.

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 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 this 4th day of May, 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/ Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2026.05.04 13:33:59-04'00'
Foxit PDF Editor Version: 13.1.7
Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1113-14823B
May 8, 15, 2026 26-01593H

FIRST INSERTION

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

CASE NO.: 25-CA-006312 REGIONS BANK, Plaintiff, vs. MICHAEL V. CLINTON, UNKNOWN SPOUSE OF MICHAEL V. CLINTON, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 20, 2026, and an Order Granting Motion to Reschedule Foreclosure Sale dated April 16, 2026, entered in Case No.: 25 CA 006312 of the Circuit Court in and for Hillsborough County, Florida, wherein MICHAEL V. CLINTON, UNKNOWN SPOUSE OF MICHAEL V. CLINTON, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2, are the Defendants, that the Clerk of the Court, Victor Crist, Hillsborough County, Florida, shall sell the subject property at public sale on June 18, 2026 to the highest bidder for cash, except as prescribed in Paragraph 6, conducted electronically online at http://www.hillsborough.realforeclose.com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed.

The following described real property as set forth in the Final Judgment will be sold:

LOT 46, BLOCK 2, PRESIDENTIAL MANOR, UNIT NO. 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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.

CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by U.S. mail to: Michael V. Clinton, 5223 Presidential St, Sefner, FL 33584 on this 4th day of May 2026.

NOTICE: THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

/s/ Wayne E. Klinkbeil
Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407)422-1966 (Phone)
(407)932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407)932-1650 (Phone)
May 8, 15, 2026 26-001591H

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-005801 Division D
LAKE MICHIGAN CREDIT UNION, Plaintiff, v. SIDELINE OVERDRIVE LLC d/b/a HOBBYTOWN USA; ANTHONY INNISS; MALIKA INNISS; HILLANDALE RESERVE HOMEOWNERS ASSOCIATION, INC.; FOX CAPITAL GROUP INC. d/b/a UCC FILER 2; CORPORATION SERVICE COMPANY, AS REPRESENTATIVE; C T CORPORATION SYSTEM, AS REPRESENTATIVE; VELOCITY CAPITAL GROUP, LLC; NATIONAL FUNDING, INC.; FLORIDA DEPARTMENT OF REVENUE; AND UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Foreclosure (as to Count IV) (the "Final Judgment"), dated November 26, 2025, and the Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated April 27, 2026, entered in Case No. 24-CA-005801 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein LAKE MICHIGAN CREDIT UNION is Plaintiff and SIDELINE OVERDRIVE LLC d/b/a HOBBYTOWN USA; ANTHONY INNISS; MALIKA INNISS; HILLANDALE RESERVE HOMEOWNERS ASSOCIATION, INC.; FOX CAPITAL GROUP, INC. d/b/a UCC FILER 2; CORPORATION SERVICE COMPANY, AS REPRESENTATIVE; C T CORPORATION SYSTEM, AS REPRESENTATIVE; VELOCITY CAPITAL GROUP,

LLC, NATIONAL FUNDING, INC.; FLORIDA DEPARTMENT OF REVENUE; and UNKNOWN TENANT(S) IN POSSESSION are Defendants, the Clerk of the Circuit Court, Hillsborough County, Florida, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM on the 2nd day of June 2026, the following described property as set forth in said Final Judgment to wit:

Lot 8, HILLANDALE RESERVE - PHASE 1, as per plat thereof, recorded in Plat Book 119, Pages 215, of the Public Records of Hillsborough County, Florida.
Property Address: 1215 Hillandale Reserve Drive, Tampa, 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 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, Room 604, Tampa, FL 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 impaired call 711.

Attorney for Plaintiff:
Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
May 8, 15, 2026 26-01656H

FIRST INSERTION

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

Case No.: 2024-CA-8342 Division: C
JWS RE INVESTMENTS, LLC, a Limited Liability Company Plaintiff, vs. MAURICA STOVALL and TAMRIKA STOVALL, et al. Defendants

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 25, 2025 in the above-captioned action, the Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes, on the 2nd day of June, 2026 at 10:00AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 9, Block C, Providence Lake Parcel 'N' - Phase II, according to the map or plat thereof as recorded in Plat Book 76, Page(s) 6, Public Records of Hillsborough County, Florida.
Property address: 1633 Ledge-stone Drive, Brandon, FL 33511
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 REFUND AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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 A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMP, 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; EMAIL: ADA@FLJUD13.ORG
KING & MANNION, P.A.
/s/ Sarah A. Mannion
Sarah A. Mannion
Attorney for JWS RE Investments, LLC
Florida Bar Number: 103087
King & Mannion, P.A.
2219 Park Street
Jacksonville, FL 32204
Telephone: (904) 387-9886
Fax: (904) 209-4847
E-Mail: mannion.sarah@gmail.com
2nd E-Mail:
kingcandyce@bellsouth.net
May 8, 15, 2026 26-01597H

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-009053 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV1 Plaintiff(s), vs. AILEEN VELEZ RODRIGUEZ A/K/A AILEEN RODRIGUEZ; BAY PORT COLONY PROPERTY

OWNERS ASSOCIATION, INC Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 17, 2026 in the above-captioned action, the Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of June, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 5, BLOCK 8, BAY PORT COLONY PHASE III UNIT I, ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 51, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 6715 Ranger Drive, Tampa, FL 33615

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in

the above styled matter, of all pleadings and documents required to be served on the parties.

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 A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMP, 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.
Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-006893-2
May 8, 15, 2026 26-01571H

--- ACTIONS / SALES ---

FIRST 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-012394

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. STEPHANIE WEAVER AND MICHAEL L. HESS, et. al. Defendant(s),
TO: MICHAEL L. HESS, STEPHANIE WEAVER,
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:

UNIT NO. 8-207 OF CUL-BREATH KEY BAYSIDE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 14118, PAGE 1940, AND ALL EXHIBITS AND AMENDMENTS THEREOF, 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 06/05/2026 /30 days from Date of First Publica-

tion 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. 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.

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 30 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
25-371890
May 8, 15, 2026 26-01556H

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. 26-CA-002593

Freedom Mortgage Corporation Plaintiff, vs. Jessica Lynn Holden a/k/a Jessica L. Holden a/k/a Jessica Farrington; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Walter C. Farrington III a/k/a Walter Calkins Farrington III, Deceased
Last Known Address: Unknown

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

LOT 4, BLOCK 10, CYPRESS CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before

5/7/2026, and file the original 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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on 4/1/2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00387
May 8, 15, 2026 26-01575H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: A
CASE NO.: 25-CA-012864

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MYRTHIA J. ALVARADO MELENDEZ A/K/A MYRTHIA ALVARADO MELENDEZ, et al., Defendants.

TO: MYRTHIA J. ALVARADO MELENDEZ A/K/A MYRTHIA ALVARADO MELENDEZ
821 BRENTON LEAF DR, RUSKIN, FL 33570

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 20, BLOCK 5, VENETIAN AT BAY PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE(S) 260 THROUGH 269, 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 6/9/2026, 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 de-

fault 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. Twigg 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. Twigg 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

WITNESS my hand and the seal of this Court on May 4, 2026.

VICTOR CRIST
As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-02926
May 8, 15, 2026 26-01586H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-009348

MIDFIRST BANK Plaintiff, v. SANDRA HALL A/K/A SANDRA S. HALL; UNKNOWN SPOUSE OF CYNTHIA LANTIGUA A/K/A CYNTHIA HALL LANGTIGUA; DORIAN R. LANTIGUA A/K/A DORIAN RAFAEL LANTIGUA A/K/A DORIAN LANTIGUA; CYNTHIA LANTIGUA A/K/A CYNTHIA HALL LANGTIGUA; UNKNOWN SPOUSE OF SANDRA HALL A/K/A SANDRA S. HALL; UNKNOWN TENANT 2; BELL VISTA ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 27, 2026, in this cause, in the Circuit Court of Hills-

borough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 2, BLOCK E, RAWLS ROAD SUBDIVISION - PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE(S) 82 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 15430 LAKE BELLA VISTA DR, TAMPA, FL 33625-2432 at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on June 01, 2026 beginning at 10:00 AM.

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 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

Dated at St. Petersburg, Florida this 4 day of May, 2026.

eXL Legal, PLLC
Designated Email Address: efiling@xllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000009047
May 8, 15, 2026 26-01596H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-012830

PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. DENNYS VILLA LITERES; GOODLEAF, LLC; THE UNKNOWN SPOUSE OF DENNYS VILLA LITERES; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: DENNYS VILLA LITERES
LAST KNOWN ADDRESS: 5110 HALIFAX DRIVE, TAMPA, FL 33615
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF DENNYS VILLA LITERES
LAST KNOWN ADDRESS: 5110 HALIFAX DRIVE, TAMPA, FL 33615
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you

in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

Lot 20, Block 28, TOWN `N COUNTRY PARK UNIT `N 6, according to the Map or Plat thereof as recorded in Plat Book 36, page(s) 76, Public Records of Hillsborough County, Florida.
Property address: 5110 Halifax Drive, Tampa, FL 33615

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first 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.

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 this the day of APR 23 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-010246-1
May 8, 15, 2026 26-01587H



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.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR CONSTRUCTIVE SERVICE PROPERTY-MORTGAGE FORECLOSURE

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

CASE NO. 26-CA-000834

Division A

NOTICE BY PUBLICATION

BEST MERIDIAN INTERNATIONAL INSURANCE COMPANY, I.L., a Puerto Rican company, f/k/a BEST MERIDIAN INTERNATIONAL INSURANCE COMPANY SPC, a Cayman Islands company, Plaintiff, vs. DIVA PROPERTIES, LLC, a Florida limited liability company, EMILIA GIANNAKOPOULOS, an individual, GEORGE GIANNAKOPOULOS, an individual, AVILA PROPERTY OWNERS' ASSOCIATION, INC., a Florida not for profit corporation, and DOES 1-20, Defendants.

TO: DEFENDANT EMILIA GIANNAKOPOULOS, an individual
LAST KNOWN ADDRESS: 1170 GULF BLVD, PH 2101
CLEARWATER BEACH, FL 33767.

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

Legal Description:
Lot 10, Block 2 of Avila Unit No. 13C, according to the map or plat thereof recorded in Plat Book 84, Page 39, Public Records of Hillsborough County, Florida.

and for damages related to your breach of continuing unlimited guarantee of promissory note secured by a commercial mortgage as set forth in Plaintiff's VERIFIED COMPLAINT FOR BREACH OF PROMISSORY NOTE, MORTGAGE FORECLOSURE, FORECLOSURE OF LENDER'S SECURITY INTERESTS, BREACH OF CONTINUING UNLIMITED GUARANTEES, AND ASSIGNMENT OF LEASES, RENTS AND PROFITS has been filed against you and commenced in this Court and you are required to serve a copy of your written defenses, if any, to it on Mitchell W. Mandler, Esq., SMGQ Law, attorney for Plaintiffs, whose address is 201 Alhambra Circle, Suite 1205, Coral Gables, Florida 33134 on or before 6/3/2026, and file the original with the Clerk of the above-styled Court at 800 East Twigg Street,

Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on Plaintiff or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address). Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

This notice shall be published once each week for two (2) consecutive weeks in some newspaper published in the county where the court is located. The newspaper shall meet such requirements as are prescribed by law for such purpose.

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.

WITNESS my hand and the seal of said court at Miami, Florida on this 28 day of April 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
Hillsborough County, Florida

800 E. Twigg St.
Tampa, FL 33602
By Jennifer Taylor
As Deputy Clerk
SANCHEZ-MEDINA, GONZALEZ, LAGE, GOMEZ & MACHADO LLP
Counsel for Plaintiff/Lender
201 Alhambra Circle, Suite 1205
Coral Gables, Florida 33134
Main Tel: 305-377-1000
Direct Fax: 786-304-2216
Toll Free: 855-213-4806
E-mail: Mmandler@smgqlaw.com
Angie@smgqlaw.com
May 8, 15, 2026 26-01576H

FIRST INSERTION

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

CASE NO.: 25-CA-008657

VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v.

CINDY MICHELLE SCOTT, et al., Defendants.

TO: Unknown Heir, Beneficiary and Devisee 2 of the Estate of Edward Francis Hauser, Deceased
Last known address: Unknown
Unknown Heir, Beneficiary and Devisee 3 of the Estate of Edward Francis Hauser, Deceased
Last known address: Unknown
Unknown Heir, Beneficiary and Devisee 4 of the Estate of Edward Francis Hauser, Deceased
Last known address: Unknown

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

Lot 12, in GROVE MANOR subdivision, according to the map or plat thereof recorded in Plat Book 62, Page 43, in 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, by June 3, 2026 or 30 days

from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 28 day of April, 2026.

Victor D. Crist
as Clerk of the Circuit Court of
Hillsborough County, Florida
(SEAL) By: Jennifer Taylor
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
May 8, 15, 2026 26-01550H

FIRST INSERTION

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

CIVIL DIVISION

Case No. 26-CA-002114

Division J

ARVEST BANK Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF GEORGE HARRISON ELDRIDGE, JR., DECEASED, MAURICE BROWN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GEORGE HARRISON ELDRIDGE, JR., DECEASED, ALANTE EDWARDS, KNOWN HEIR OF THE ESTATE OF GEORGE HARRISON ELDRIDGE, JR., DECEASED, ASAA EDWARDS A/K/A ASSAN EDWARDS, KNOWN HEIR OF THE ESTATE OF GEORGE HARRISON ELDRIDGE, JR., DECEASED, et al.

Defendants.
TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF GEORGE HARRISON ELDRIDGE, JR., DECEASED
CURRENT RESIDENCE UNKNOWN
You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 8, IN BLOCK 14A OF BELMONT SOUTH PHASE 2D AND PASEO AL MAR BOULEVARD 1ST EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 9750 CHANNING HILL DR, RUSKIN, FL 33573 has been filed against you and you are required to serve a copy of your written defenses,

if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 5/27/2026, (or 30 days from the first date of publication, whichever is later) and file the original 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.

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. Twigg 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. Twigg 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: April 21, 2026.

CLERK OF THE COURT
Honorable Victor D. Crist
800 Twigg Street, Room 530
Tampa, Florida 33602
(SEAL) By: Jennifer Taylor
Deputy Clerk

Ryan Sutton
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
327446/2531530/and
May 8, 15, 2026 26-01570H

FIRST INSERTION

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

CIVIL DIVISION

CASE NO. 25-CA-011189

DIVISION:

RF -Section I

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. BANES CHARLES; HERLINE CHARLES; PROVIDENCE TOWNHOMES HOMEOWNERS ASSOCIATION, INC; 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: UNKNOWN TENANT NO. 1
2119 Fluorshire Drive
Brandon, FL 33511
TO: UNKNOWN TENANT NO. 2
2119 Fluorshire Drive
Brandon, FL 33511

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

LOT 1, BLOCK 15, OF PROVIDENCE TOWNHOMES PHASES 3 AND 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 7, 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 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 4/8/2026, 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 8, 2026.

Victor Crist
As Clerk of the Court
(SEAL) By: Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twigg 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
1496-219236 / ME2
May 8, 15, 2026 26-01545H

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-012461

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SAMANTHA GREEN AND BRIAN ABAD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure

dated April 27, 2026, and entered in 25-CA-012461 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and BRIAN ABAD; SAMANTHA GREEN; FLORIDA HOUSING FINANCE CORPORATION 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 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 3, SEMINOLE CREST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE(S) 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 2103 E HOWELL ST, TAMPA, FL 33610
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

FIRST INSERTION

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

CASE NO.: 26-CA-002401

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB- FLAT SERIES VI TRUST, Plaintiff, v.

ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JANE VISCONTI A/K/A JANE LOUISE VISCONTI DECEASED ; et al. Defendant(s).

To the following Defendant(s):

ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JANE VISCONTI A/K/A JANE LOUISE VISCONTI DECEASED (Last Known Address: 1614 Cherry Hill Drive, Sun City Center, FL 33573)
PAUL J. VISCONTI (Last Known Address: 2331 Holgate Square, Los Angeles, CA 90031)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 26, BLOCK NN, DEL WEBB'S SUN CITY FLORIDA UNIT NO. 26, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 5/28/2026, (or 30 days from the first date of publication, whichever is later) and file the original 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.

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. Twigg 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. Twigg 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: April 22, 2026.

CLERK OF THE COURT
Honorable Victor D. Crist
800 Twigg Street, Room 530
Tampa, Florida 33602
(SEAL) By: Jennifer Taylor
Deputy Clerk

NEWREZ LLC Plaintiff, vs. DENICIA A JOSEPH A/K/A DENICIA ALLEYNE JOSEPH A/K/A DENICIA JOSEPH, et al. Defendants.

TO: UNKNOWN SPOUSE OF DENICIA A JOSEPH A/K/A DENICIA ALLEYNE JOSEPH A/K/A DENICIA JOSEPH
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
1110 LELAND GROVES DR
RIVERVIEW, FL 33579
DENICIA A JOSEPH A/K/A DENICIA ALLEYNE JOSEPH A/K/A DENICIA JOSEPH
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
1110 LELAND GROVES DR
RIVERVIEW, FL 33579
UNKNOWN TENANTS/OWNERS 1 BELIEVE TO BE AVOIDING AT ADDRESS OF:
1110 LELAND GROVES DR
RIVERVIEW, FL 33579

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 52, BLOCK 9, CARLTON LAKES WEST PHASE 2B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 11110 LELAND GROVES DR, RIVERVIEW, FL 33579 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney,

PROPERTY ADDRESS: 1614 CHERRY HILL DRIVE, SUN CITY CENTER, FL 33573

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 6/2/2026, a date which is within thirty (30) days after the first publication of this Notice in the 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. 2010-08

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.

WITNESS my hand and the seal of this Court this 27 day of April, 2026.

VICTOR CRIST
As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
May 8, 15, 2026 26-01585H

FIRST INSERTION

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

CIVIL DIVISION

Case No. 26-CA-001112

Division H

NEWREZ LLC Plaintiff, vs. DENICIA A JOSEPH A/K/A DENICIA ALLEYNE JOSEPH A/K/A DENICIA JOSEPH, et al. Defendants.

TO: UNKNOWN SPOUSE OF DENICIA A JOSEPH A/K/A DENICIA ALLEYNE JOSEPH A/K/A DENICIA JOSEPH
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
1110 LELAND GROVES DR
RIVERVIEW, FL 33579
DENICIA A JOSEPH A/K/A DENICIA ALLEYNE JOSEPH A/K/A DENICIA JOSEPH
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
1110 LELAND GROVES DR
RIVERVIEW, FL 33579
UNKNOWN TENANTS/OWNERS 1 BELIEVE TO BE AVOIDING AT ADDRESS OF:
1110 LELAND GROVES DR
RIVERVIEW, FL 33579

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 52, BLOCK 9, CARLTON LAKES WEST PHASE 2B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 11110 LELAND GROVES DR, RIVERVIEW, FL 33579 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney,

whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 5/28/2026, (or 30 days from the first date of publication, whichever is later) and file the original 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.

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. Twigg 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. Twigg 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: April 22, 2026.

VICTOR CRIST
CLERK OF THE COURT
Honorable Victor D. Crist
800 Twigg Street, Room 530
Tampa, Florida 33602
(SEAL) By: Jennifer Taylor
Deputy Clerk

David R. Byars
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
328202/2632974/wlp
May 8, 15, 2026 26-01555H

dated April 27, 2026, and entered in 25-CA-012461 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and BRIAN ABAD; SAMANTHA GREEN; FLORIDA HOUSING FINANCE CORPORATION 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 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 3, SEMINOLE CREST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE(S) 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 2103 E HOWELL ST, TAMPA, FL 33610
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. Twigg 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. Twigg 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 3 day of May, 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
25-366522 - EuE
May 8, 15, 2026 26-01580H

--- ACTIONS ---

FIRST 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-005913

PLANET HOME LENDING, LLC, Plaintiff, vs. KATHLEEN M. MARTIN, et. al. Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATHLEEN M. MARTIN, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, 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 162, SABAL KEY UNIT 2, ACCORDING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 46, PAGE 51 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 Ave., Suite 100, Boca Raton,

Florida 33487 on or before 06/04/2026 / (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 29 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-289519
May 8, 15, 2026 26-01541H

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-003479

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JAMES EVERETT ALLEN A/K/A JAMES EVERETT ALLEN, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST MONA S. ALLEN A/K/A MONA SUE ALLEN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

THE WEST 31 FEET OF LOT 7 AND THE EAST 42 FEET OF LOT 8, SAN ORLUDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL NUMBER: 119926-0000
Property address: 3914 W Sam Miguel Street, Tampa, Florida 33629

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Cassandra Jeffries, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801

on or before 5/27/2026, a date which is within thirty (30) days after the first publication of this Notice in 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 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 this 21 day of April, 2026.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
(SEAL) By Jennifer Taylor
As 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
Email: AccountsPayable@mccalla.com
25-11581FL
May 8, 15, 2026 26-01551H

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-007262
DIVISION: G

LAZARA RIVAS, Plaintiff, vs. ELIZABETH BORGES; AND THE ESTATE OF GEORGE N. BORGES; ANTONIO BORGES; LAZARA C.J. BORGES; PRISCILLA PAXON; CHERIE CASACCIA; CRYSTAL M. CASTILLO; AND JAUN CARLOS CASTILLO Defendants.

Defendants, ELIZABETH BORGES, ANTONIO BORGES, LAZARA C.J. BORGES, and CHERIE CASACCIA, YOU ARE HEREBY NOTIFIED that an action to foreclose the following property in Hillsborough County, Florida:

Mac Farlanes Rev Map Of Additions To West Tampa Lot 19, Block 41, Plat Book 3, Page 30 Of The Current Public Records Of Hillsborough County Florida; 2721 W Spruce Street, Tampa, FL 33607,

has been filed against you. You are required to serve a copy of your written defenses, if any, to the action on LAZARA RIVAS, plaintiff's attorney, whose address is 7821 N DALE MABRY HWY, STE 110, TAMPA, FL 33614, on or before June 2, 2026, and file the original with the clerk of this court either

before service on plaintiff's attorney or immediately after service; 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.

Signed on the 27th day of April, 2026.

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

LAZARA RIVAS,
plaintiff's attorney,
7821 N DALE MABRY HWY, STE 110,
TAMPA, FL 33614
May 8, 15, 22, 29, 2026

26-01540H

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF RULE DEVELOPMENT BY THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the K-Bar Ranch II Community Development District ("District") hereby gives notice of its intention to develop the following Proposed Rules and setting certain associated rates and fees, which Proposed Rules shall have the following rule numbers, purposes and effects:

PROPOSED RULE	RULE NUMBER	PURPOSE AND EFFECT
Disbursement and Credit Card Authorization	2026-10	To conduct the business of the District in an efficient manner and provide for timely payment of recurring, non-recurring and other disbursements for goods and services
Holiday Lighting Policy	2026-11	To provide a policy for monument lighting and legislative process through which the Board may approve requests of amenity members to observe certain holidays via the monument lighting.
Community Facilities Rules & Regulations and Form of Rental Agreement	2026-12	To provide for efficient and effective District amenity operations by setting rates and rules
Common Area Pond and Enforcement (Trespassing) Rule	2026-13	To prohibit certain activities within the District's stormwater ponds and conservation areas and provide for enforcement by the District, including trespass authorization and penalties
Parking Enforcement Rule and Form of Agreement	2026-14	To provide policy governing parking and parking enforcement, including towing, on District property.
Rules of Procedure	2026-15	To provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law.

The specific grants of rulemaking authority and laws implemented in the Proposed Rules include but are not limited to the following:

PROPOSED RULE	RULEMAKING AUTHORITY & LAW IMPLEMENTED
Holiday Lighting Policy	Sections 120.54 and 190.011(5), Florida Statutes
Community Facilities Rules & Regulations and Form of Rental Agreement	Sections 190.011(5), 190.011(15), 190.035, 120.54, and 120.69, Florida Statutes
Common Area Pond and Enforcement (Trespassing) Rule	Sections 190.011, 190.012, 190.035(2), 120.54, and 120.69, Florida Statutes
Parking Enforcement Rule and Form of Agreement	Sections 190.006, 190.011(5), 190.011(15), 190.035, 286.0105, 286.011, 286.0114, 316.1945, 316.195, 120.54, and 120.69 Florida Statutes
Disbursement and Credit Card Authorization	Sections 120.54 and 190.011(5), Florida Statutes
Rules of Procedure	Sections 120.54, 190.011(5), 190.011(15) and 190.035, 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes

A copy of the proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, FL 32746, and via phone at (407) 574-3250.

District Manager
K-Bar Ranch II Community Development District

April 24; May 8, 2026

26-01423H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-002485

NEWREZ LLC, Plaintiff, v. VALERY CADESCAR INNOCENT; KEDNAR DESIR; SOUTH FORK III COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HAWKS LANDING; HILLSBOROUGH COUNTY, FLORIDA; LOANPAL, LLC; 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): HAWKS LANDING (ADDRESS UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 49, SOUTH FORK TRACT W, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 136, PAGES 83 THROUGH 88 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 13925 Smiling Daisy Pl, Riverview, FL 33579

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 5/21/2026, 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.

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 April 15, 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
May 8, 15, 2026 26-01547H

FIRST 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. 29-2026-CA-002643

MIDFIRST BANK, Plaintiff, vs. PEGAWAGNABA D KIYALI A/K/A PEGAWAGNABA DIDIER KIYALI A/K/A PEGAWAGNABA KIYALI, et al., Defendants.

TO: PEGAWAGNABA D KIYALI A/K/A PEGAWAGNABA DIDIER KIYALI A/K/A PEGAWAGNABA KIYALI 2539 CENTENNIAL FALCON DRIVE, VALRICO, FL 33594
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 20, BLOCK 1, BLOOMINGDALE SECTION BL-28, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 35, 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 6/3/2026 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 4/28/2026.

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
26-21067FL
May 8, 15, 2026 26-01546H

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-002709

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, Plaintiff, vs. SIMONA CHANELLE LOTT; et al., Defendants.

TO: SIMONA CHANELLE LOTT; 4011 NORTHERN KEY DR, PLANT CITY, FL 33565
UNKNOWN SPOUSE OF SIMONA CHANELLE LOTT; 4011 NORTHERN KEY DR, PLANT CITY, FL 33565

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

LOT 177, OF PARK EAST PHASE 1B, 2, 3A AND 3B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 264, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 4011 NORTHERN KEY DR, PLANT CITY, FL 33565.

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 05/29/2026, and file the original 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. 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 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
Counsel for Plaintiff
May 8, 15, 2026 26-01534H

FIRST INSERTION

NOTICE OF ACTION FOR ADOPTION
IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA
CASE NO: 16-2026-DR-012645
DIVISION: FM-E

IN RE: The Matter of the Termination of Parental Rights for the Proposed Adoption of Minor Child Baby Boy Koutsourais, DOB 8/6/25.

TO: Unknown African American, Bi-Racial or Caucasian Male, Conception in Tampa, Florida on or around November, 2024; Baby Boy Koutsourais DOB: 8/6/25.

YOU ARE NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Lauren Kingry, Esquire whose address is 253 18th Ave North, Jacksonville Beach, FL 32250. You may object to this action by filing a written objection with the Clerk of the Circuit Court by 06/13/2026 in Room 1191, Duval County Courthouse, 501 West Adams Street, Jacksonville, FL 32202. If you fail to respond, a hearing in this matter will occur at the Courthouse. The Court will reserve 10 minutes for this hearing.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO APPEAR AT THE HEARING OR TO FILE A WRITTEN RESPONSE TO THIS NOTICE CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

Dated: 04/29/2026
OF THE COUNTY,
031VANG * CLERK MMXII
IRCUIT COURT FLORIDA
Clerk Of The Circuit Court
By: Nixa Brown
Deputy Clerk
ACCEPTED: DUVAL COUNTY, JODY PHILLIPS, CLERK, 04/29/2026
10:33:34 AM

ACCEPTED: DUVAL COUNTY,
JODY PHILLIPS, CLERK,
04/29/2026 10:33:34 AM
May 8, 2026 26-01560H

--- PUBLIC SALES / ACTIONS / SALES ---

SECOND 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-

TY, FLORIDA AND OTHER UNSUBDIVIDED LANDS. Property Address: 10215 Takomah Trail, Tampa, Florida 33617 to the highest and best bidder for cash, https://www.hillsboroughrealforeclose.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

SECOND 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

SECOND 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., 315 S. Hyde Park Avenue, Tampa, FL 33606 on or before June 18, 2026, and to file the original

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., 315 S. Hyde Park Avenue, Tampa, FL 33606 May 1, 8, 15, 22, 2026 26-01528H

SECOND 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. Auction will close on or after Thursday May 21, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

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

SECOND INSERTION

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 benefitting 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:

Table with 4 columns: Product Type, ERU (per unit), Maximum Principal (per unit), Maximum Annual Installment (per unit)*. Rows include TH 20', Villas 37.5', SF 40', SF 50', SF 60'.

*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.

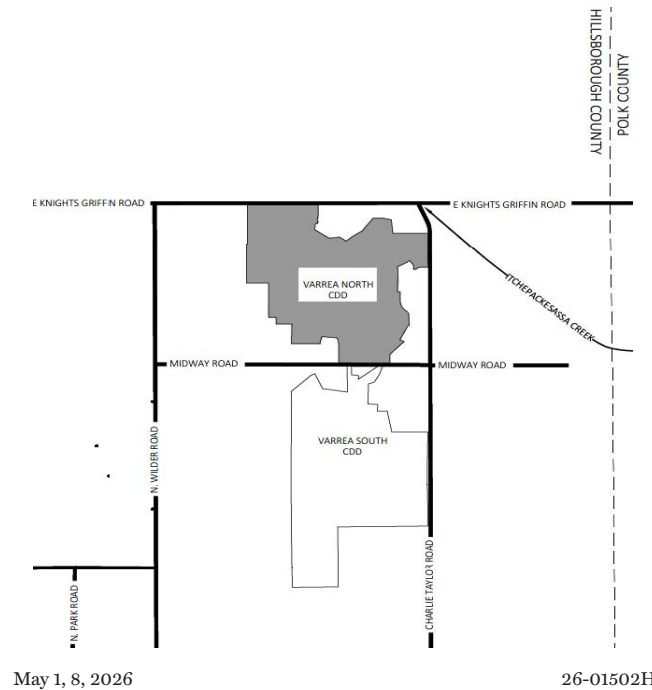
SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Hillsborough County, provided that the first publication shall be at least twenty (20) days before and the last publication 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: VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT /s/ Andrew Kantarzi Secretary/Assistant Secretary /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



--- ACTIONS / PUBLIC SALES ---

FOURTH 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; 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 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 Northwesterly 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

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 meeting is being held for the necessary public purpose of considering such business as are more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.stonelakeranchcdd.org.

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"). 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, c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900 ("District Manager's Office"), during normal business hours.

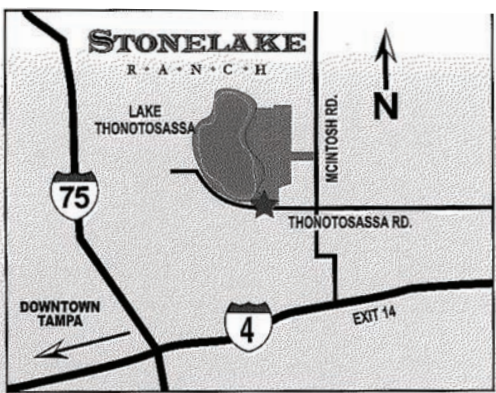
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District's web site: www.stonelakeranchcdd.org.

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



Directions: Take I-4 to McIntosh Rd. Travel north on McIntosh Rd. to Thonotosassa Rd. Head west approximately 1-mile on Thonotosassa Rd. Stonelake Ranch is located on the north side of the road.

May 1, 8, 2026

26-01433H

SECOND 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. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

FOURTH 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

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@businessobserver.com



OFFICIAL COURTHOUSE WEBSITES

- manateclerk.com
- sarasotaclerk.com
- charlotteclerk.com
- leeclerk.org
- collierclerk.com
- hillsclerk.com
- pascoclerk.com
- mypinellasclerk.gov
- polkcountyclerk.net
- myorangeclerk.com

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
 PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

Business Observer

--- ESTATE ---

SECOND 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@bhpalaw.com

Secondary E-Mail:

pleadings@brandonbusinesslaw.com

May 1, 8, 2026 26-01497H

SECOND 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:

maysekruse@gmail.com

May 1, 8, 2026 26-01518H

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-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 Edgecomb 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 the decedent's estate, including unmaturred, 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 the decedent's estate, including unmaturred, 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

SECOND 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

SECOND 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

SECOND 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 Edgecomb 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

SECOND 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 unmaturred, 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 the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the 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

SECOND 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.

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.

DocuSigned by: Dominique Slatton

Dominique Slatton
4707 Wild Senna Blvd
Tampa, FL 33619

Signed by: Gregory Hauer

Gregory L. Hauer
Attorney

Florida Bar Number: 1055387
600 S Magnolia Ave Ste 100
Tampa, FL 33606

Telephone: (813) 566-9424
Email: greg@kairoslawgroup.com

May 1, 8, 2026 26-01519H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 26-CP-001025
IN RE: ESTATE OF
EUGENE CREEL,
Deceased.

The administration of the Estate of EUGENE CREEL, deceased, whose date of death was February 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, 419 Pierce 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 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.

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.

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.

JAIME SWARTZ, Petitioner

1684 Cunningham Estates Rd
St

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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. 1044073
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

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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

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-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 ---

SECOND 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

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-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

SECOND 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

SECOND 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 abovesyled case 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

**NOTICE OF SALE UNDER
F.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

SECOND 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

SECOND INSERTION

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

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. 29-2024-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

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@fjud13.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-

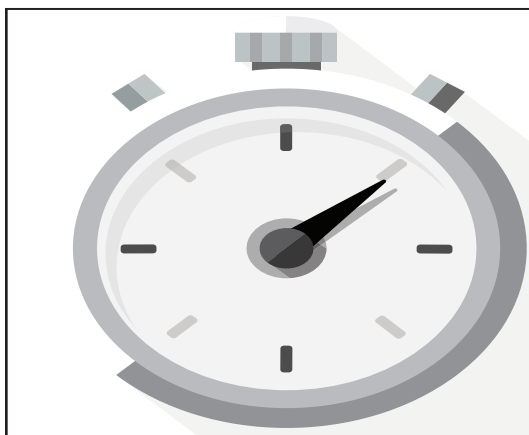
mon elements, according to the Declaration of Condominium recorded in Official Records Book 4639, Page(s) 346, as amended from time to time, in the Public Records of Hillsborough County, Florida.

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



SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com

--- SALES ---

SECOND INSERTION

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

CASE NO.: 26-CC-9322
CORTEZ OF CARROLLWOOD
CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
MIGUEL ESCOBEDO,
GIANCARLO ARIAS and ANY
UNKNOWN OCCUPANTS IN
POSSESSION,
Defendants.

TO: MIGUEL ESCOBEDO
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, CORTEZ OF CARROLLWOOD CONDOMINIUM ASSOCIATION, INC., herein in the following described property:

Unit 4008-B, Building 4, CORTEZ OF CARROLLWOOD, a Condominium according to the Declaration of Condominium recorded in Official Records Book 3543, Page 86, and all subsequent amendments thereto, together with its undivided share in the common elements, of the Public Records of Hillsborough County, Florida. With the following street address: 4008 Cortez Dr., #B, Tampa, Florida, 33614.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A.,

whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the 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 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 the seal of this Court on 14 day of April, 2026.

VICTOR D. CRIST
CLERK AND COMPTROLLER
(SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
May 1, 8, 2026 26-01485H

SECOND INSERTION

RE-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-003573
FREEDOM MORTGAGE

CORPORATION,
Plaintiff, vs.
BRYAN VANDERRIPE, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant and the Order Cancelling The Foreclosure Sale Scheduled for May 4, 2026 entered on April 23, 2026, and the Amended Final Judgment of Foreclosure entered on March 5, 2026, in Case No25-CA-003573 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and BRYAN VANDERRIPE, ANGELICA VANDERRIPE, ISPC, INC., TD BANK USA, N.A., and SPENCER CREEK COMMUNITY ASSOCIATION, INC. 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 1st 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 215, SPENCER CREEK
PHASE 2, ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 139, PAGE 153,
OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,

FLORIDA.
Also known as 1752 COLDING
DR, RUSKIN, FL 33570
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 24th 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
May 1, 8, 2026 26-01465H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

CIVIL DIVISION
CASE NO.: 2023-CA-012504

GUARANTEED RATE, INC.,
Plaintiff, vs.
ADRIAN I. CONTRERAS and
JENNY JUDITH CONTRERAS,
et al.,

Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure sale entered on April 24, 2026, and the Consent Final Judgment of Foreclosure entered on July 29, 2025, in Case No. 2023-CA-012504 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein GUARANTEED RATE, INC., is Plaintiff, and ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS 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 4th 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 1, TIMS WAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGE(S) 191 AND 192, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 6709 West Knights Griffin Road, Plant City, FL 33565 (the "Property").

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 24th 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
May 1, 8, 2026 26-01492H

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-002829

PRIMARY RESIDENTIAL

MORTGAGE INC.,

Plaintiff, v.

JOHN ESPINOSA A/K/A JOHN D.

ESPINOSA, et al.,

Defendants.

NOTICE is hereby given that, Victor D. Crist Clerk of the Circuit Court of Hillsborough County, Florida, will on June 8, 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:

Parcel I: The East 192.5 feet of the West 385 feet of the North 100 feet of Tract 9, in the Southeast 1/4 of Section 25, Township 27 South, Range 17 East, of KEYSTONE PARK COLONY SUBDIVISION, according to the plat thereof, recorded in Plat Book 5, Page 55 of the Public Records of Hillsborough County, Florida.

Parcel II: The East 15 feet of the West 400 feet of the North 100 feet and the South 15 feet of the East 45.5 feet of the West 445.5 feet of the North 100 feet of Tract 9 in the Southeast 1/4 of Section 25, Township 27 South, Range 17 East, of KEYSTONE PARK COLONY SUBDIVISION, according to the plat thereof, recorded in Plat Book 5, Page 55 of the Public Records of Hillsborough County, Florida; Together with an easement for ingress and egress over and across a strip of land 15 feet wide, whose center line is described as follows: Begin at a point 100 feet South and 207.5 feet West of the Northeast corner of Tract 9 in the Southeast 1/4 of Section 25, Township 27 South, Range 17 East, of KEYSTONE PARK COLONY SUBDIVISION, according to the plat

thereof recorded in Plat Book 5, Page 55 of the Public Records of Hillsborough County, Florida; run thence South 300 feet; thence Southeasterly to point on the East line of Tract 9, 15 feet North of the Southeast corner of Tract 9.

Property Address: 16310 Dew Drop Lane, Tampa, FL 33625 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 27th 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
May 1, 8, 2026 26-01515H

SECOND 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. 25-CA-011182

DIVISION:
RF-Section I

FIFTH THIRD BANK, NATIONAL
ASSOCIATION,
Plaintiff, vs.

JEFFREY ANDREW HARDY;
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 HERIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of foreclosure dated April 14, 2026, and entered in Case No. 25-CA-011182 of the Circuit Court in and for Hillsborough County, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and JEFFREY ANDREW HARDY; 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 HERIN 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 May 19, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 3, BLOCK 10, APOLLO BEACH UNIT ONE, PART ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 40, PUBLIC RE-

CORDS 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 COURT'S 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 April 28, 2026.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
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
6722-223433 / GS1
May 1, 8, 2026 26-01522H

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. 13-CA-000581

UMB Bank, National Association,
not in its individual capacity, but
solely as legal title trustee for LVS
Title Trust XIII,

Plaintiff, vs.

Unknown Heirs, Beneficiaries,

Devises, Assignees, Lienors,

Creditors, Trustees And All Others
Who May Claim An Interest In The
Estate Of Gloria J. Tucker a/k/a

Gloria Jean Jones Tucker,
(Deceased), et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 13-CA-000581 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII is the Plaintiff and Unknown Heirs, Beneficiaries, Devises, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Gloria J. Tucker a/k/a Gloria Jean Jones Tucker, (Deceased); 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, Devises, Grantees, or other Claimants; Bobby L. Jackson; Katrina Robinson n/k/a Katrina C. Tucker; Angela Tucker a/k/a Angela F. Tucker; Gene-Roy Downs; Reuben Cherry; Hazel Tucker; Cassandra Varnes; Unknown Tenant #1 In Possession Of The Property n/k/a Katrina Robinson a/k/a Katrina Tucker 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 28th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK B, PATRICK AND SWEET'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

TAX ID: A-08-29-19-4NU-BO0000-00004.0

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 24th 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, Esq
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 15-F07914
May 1, 8, 2026 26-01487H

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-006479

U.S. BANK TRUST COMPANY,

NATIONAL ASSOCIATION, AS

TRUSTEE, AS SUCCESSOR-

IN-INTEREST TO U.S. BANK

NATIONAL ASSOCIATION, AS

TRUSTEE FOR MASTR ASSET

BACKED SECURITIES TRUST

2006-HE3, MORTGAGE PASS-

THROUGH CERTIFICATES,

SERIES 2006-HE3,

Plaintiff, vs.

FELIX DELVALLE, JR. A/K/A

FELIX DEL VALLE, JR.
A/K/A FELIX DELVALLE;
UNKNOWN SPOUSE OF FELIX
DELVALLE, JR. A/K/A FELIX
DEL VALLE, JR. A/K/A FELIX
DELVALLE; JACQUELIN
SANTIAGO F/K/A JACQUELIN
SANTIAGO DELVALLE A/K/A
JACQUELIN S. DELVALLE

A/K/A JACQUELIN SANTIAGO
DEL VALLE A/K/A JACQUELIN
DEL VALLE A/K/A JACQUELIN
DELVALLE; UNKNOWN SPOUSE
OF JACQUELIN SANTIAGO
F/K/A JACQUELIN SANTIAGO
DELVALLE A/K/A JACQUELIN
S. DELVALLE A/K/A JACQUELIN
SANTIAGO DEL VALLE A/K/A
JACQUELIN DEL VALLE A/K/A
JACQUELIN DELVALLE; BAY 2
BAY AREA HOLDING GROUP,
LLC; FIRST STREET FINANCIAL,
INC.; STATE OF FLORIDA,
DEPARTMENT OF REVENUE;
CLERK OF THE COURT,
HILLSBOROUGH COUNTY,
FLORIDA; HILLSBOROUGH
COUNTY, FLORIDA

Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 23, 2026, and entered in Case No. 25-CA-006479 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank Trust Company, National

Association, as trustee, as successor-in-interest TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-HE3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3, is Plaintiff and FELIX DELVALLE, JR. A/K/A FELIX DEL VALLE, JR. A/K/A FELIX DELVALLE; UNKNOWN SPOUSE OF FELIX DELVALLE, JR. A/K/A FELIX DEL VALLE, JR. A/K/A FELIX DELVALLE; JACQUELIN SANTIAGO F/K/A JACQUELIN SANTIAGO DELVALLE A/K/A JACQUELIN S. DELVALLE A/K/A JACQUELIN S. DELVALLE A/K/A JACQUELIN SANTIAGO DEL VALLE A/K/A JACQUELIN DEL VALLE A/K/A JACQUELIN DELVALLE; UNKNOWN SPOUSE OF JACQUELIN SANTIAGO F/K/A JACQUELIN SANTIAGO DELVALLE A/K/A JACQUELIN S. DELVALLE A/K/A JACQUELIN SANTIAGO DEL VALLE A/K/A JACQUELIN DEL VALLE A/K/A JACQUELIN DELVALLE; BAY 2 BAY AREA HOLDING GROUP, LLC; FIRST STREET FINANCIAL, INC.; STATE OF FLORIDA, DE-

PARTMENT OF REVENUE; CLERK OF THE COURT, HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA, are Defendants, the Office of the Clerk of Victor D. Crist, Hillsborough County Clerk of the Court will sell via online auction at 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 NORTH 135 FEET OF THE EAST 66 FEET OF THE WEST 480 FEET OF TRACT 10 IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 19 EAST, LESS THE NORTH 15 FEET FOR ROAD, IN SOUTH TAMPA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
THE NORTH 135 FEET OF

THE EAST 99 FEET OF THE WEST 414 FEET OF TRACT 10, THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 19 EAST, LESS THE NORTH 15 FEET AND THE WEST 33 FEET THEREOF FOR STREET PURPOSES, IN SOUTH TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2402 South 67th Street, Tampa, Florida 33619

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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 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 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: 4/24/2026

McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
FL Bar No. 0120464

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400

Email:
FLpleadings@mwe-law.com
File No: 21-400065
May 1, 8, 2026 26-01486H

--- SALES ---

SECOND 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

SECOND 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,
DEVEISEES, 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

SECOND 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,
DEVEISEES, 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

SECOND 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

SECOND 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 Blackbarb
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 I, 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 CCG
May 1, 8, 2026 26-01466H

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
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, DEVEISEES,
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, DEVEISEES, 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

SECOND 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: I
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, DEVEISEES,
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, DEVEISEES, 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 ---

SECOND 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.: 25-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

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-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

SECOND 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 èd. Tampri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 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

SECOND 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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.
LIOSEBER DE LA CARIDAD
URRUTIA PEREZ A/K/A LIOSEBER
URRUTIA PEREZ A/K/A LIOSEBER
URRUTIA, ET AL.

Defendants.
TO: LIOSEBER DE LA CARIDAD
URRUTIA PEREZ A/K/A LIOSEBER
URRUTIA PEREZ A/K/A LIOSEBER
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

SECOND 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, DEVEISEES,
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, Devises, 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

SECOND 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

SECOND 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

Counsel for Plaintiff

May 1, 8, 2026 26-01527H

SECOND 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, DEVEISEES,
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

SECOND 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

SECOND 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: (