

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	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 LIBERTY GRACE CHAPLIN located at 5005 West Laruel Street Suite 126 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of May, 2026 RF 398 548 154 US Trust The Trustee of: RF 398 548 154 US Trust May 15, 2026 26-01657H	Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Whispering Oaks Equestrian Infield located at 5610 Carrollwood Meadows Dr, in the County of Hillsborough, in the City of Tampa, Florida 33625 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at J SCOTTO LLC, Florida, this 08 day of 05, 2026. J SCOTTO LLC May 15, 2026 26-01656H	Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Scott Rumley located at 7631 Southern Brook Bnd Apt 303, in the County of Hillsborough, in the City of Tampa, Florida 33635 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 11th day of May, 2026. SCOTT RUMLEY PLLC May 15, 2026 26-01704H	Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of FostoriaAmerican2056.com located at 3432 Colwell Ave, Tampa, FL 33614, in the County of Hillsborough, in the City of Tampa, Florida 33614 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 08 day of 05, 2026. Julie M. Noyas May 15, 2026 26-01668H	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 Urban Edge Dental Care located at 6441 E. County Line Rd. in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of May, 2026 COMFORTABLE CARE DENTAL HEALTH PROFESSIONALS, P.A. Leonard Michael Badger, Pres. May 15, 2026 26-01713H	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 Care 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 14, 2026 26-01644H
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 The Baked Society located at 5473 Flint Hills Dr in the City of Wimauma, Hillsborough, FL 33598 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of May, 2026 Vested Asset Management LLC May 15, 2026 26-01703H	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 little lemon cookies & co. located at 9104 Grant Line Lane in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 8th day of May, 2026 Holly Bantique May 15, 2026 26-01659H	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 Banner Run Apartments located at 6212 N Church Avenue in the City of Tampa, Hillsborough, FL 33614 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 Shrute Fern, LLC May 14, 2026 26-01643H	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 GOLDENTRUST INSURANCE DALE MABRY located at 7211 N. DALE MABRY HWY, STE 228 in the City of TAMPA, Hillsborough, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of May, 2026 VIVAL INSURANCE LLC May 15, 2026 26-01699H	NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that ANGELA SCALZO will engage in business under the fictitious name AMS CREATIVE DESIGN, with a physical address 7613 S. Wall Street Tampa, FL 33616, with a mailing address 7613 S. Wall Street Tampa, FL 33616, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. May 15, 2026 26-01709H	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 TrellisMed located at 108 N Armenia Ave in the City of Tampa, Hillsborough, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of May, 2026 IMAI Alliance, INC Mona Shah May 15, 2026 26-01719H
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 Joel's Professional Tree Service located at 6547 Gunn Hwy in the City of Tampa, Hillsborough, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of May, 2026 Doug & Sons Builders LLC May 15, 2026 26-01714H	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 Double Chase Collectibles located at 1022 Signet Drive in the City of Apollo Beach, Hillsborough, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of May, 2026 Zachary Brazzel May 15, 2026 26-01736H	Fictitious Name Notice Notice is hereby given that SLS SERVICES (FL), LLC, OWNER, desiring to engage in business under the fictitious name of SOUTHEASTERN LIGHTING SOLUTIONS located at 4030 W BOY SCOUT BLVD STE 915, TAMPA, FLORIDA 33607 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 15, 2026 26-01691H	Fictitious Name Notice Notice is hereby given that REBELEDGE CONSULTING LLC, OWNER, desiring to engage in business under the fictitious name of REBELEDGE ADVISORY located at 3225 MCLEOD DRIVE, 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 15, 2026 26-01693H	Fictitious Name Notice Notice is hereby given that SLS SERVICES (FL), LLC, OWNER, desiring to engage in business under the fictitious name of SOUTHEASTERN MARKETING SOLUTIONS located at 4030 W BOY SCOUT BLVD STE 915, TAMPA, FLORIDA 33607 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 15, 2026 26-01692H	Fictitious Name Notice Notice Is Hereby Given that HighGrove Partners of Florida, LLC, 4802 SW 85th Ave, Gainesville, FL 32608, desiring to engage in business under the fictitious name of Lawn Enforcement Agency, 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 15, 2026 26-01669H
NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JUNE 22 2026: AUTO WORKS OF BRANDON INC 211 N KINGS AVE BRANDON FL 33510 (813)657-4399 MV42528 2011 BMW 5UXZV4C5XBL741361 \$5315.79, CAMP READY RV SERVICES LLC 7510 GIBSONTON DR GIBSONTON FL 33534 (813)390-1610 MV111437 2022 CRMP 5RXHB3621N1506636 \$2069.88, FAMBOYZ TIRE SHOP 5807 N ARMENIA AVE TAMPA FL 33603 (813)850-6058 MV93839 2018 HONDA 5FNYF6H3XJB062964 \$4606.20, KING O THE SEA MC LLC DBA:BERTS BUCANEER INDIAN MOTORCYCLE 7006 E ADAMO DR TAMPA FL 33619 (813)540-5300 MV116459 2008 SUZI JS1GT77A482108323 \$1758.37, ROUTE 60 AUTOMOTIVE REPAIR INC 3250 STATE ROAD 60 VALRICO FL 33594 (813)616-1000 MV109901 2008 MAZD JM1BK32F481813417 \$1838.32, 2011 CAD I1G6DA5EYXB0154361 \$3635.81, STEARNS AUTOMOTIVE 5315 W INGRAHAM ST TAMPA FL 33616 (813)531-3950 MV93861 2011 INFI JN1CV6AP9BM304794 \$1682.87 May 15, 2026 26-01698H	NOTICE OF PUBLIC SALE The following personal property of PHILLIP HILL and ANTOINETTE HILL will, on May 27, 2026, at 10:30 a.m., at 105 Strawberry Ridge Blvd., Lot #361, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1998 PALM MOBILE HOME, VIN: PH099945AFL, TITLE NO.: 0073406419, and VIN: PH099945BFL, TITLE NO.: 0073406420 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3622) May 15, 22, 2026 26-01648H	NOTICE OF PUBLIC SALE The following personal property of JOSEPH ROSSETTI will, on May 27, 2026, at 10:00 a.m., at 238 Tahoe Circle, Lot #233, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1990 BARR MOBILE HOME, VIN: FLFLK33A13143BA, TITLE NO.: 0060158547, and VIN: FLFLK33B13143BA, TITLE NO.: 0049110125 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3624) May 15, 22, 2026 26-01649H	REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR VISTA DIROMA COMMUNITY DEVELOPMENT DISTRICT RFQ for Engineering Services The Vista DiRoma Community Development District (the "District"), located entirely within Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis for the District's roadway improvements, stormwater management facilities, sanitary sewer and utilities, security, entry features, landscaping and signage, recreational facilities and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required. Any firm or individual (the "Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (the "Qualification Statement"), of its qualifications and past experience. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) the Applicant's willingness to meet time and budget requirements; c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Hillsborough County, Florida; d) the geographic location of the Applicant's headquarters and offices; e) the current and projected workloads of the Applicant; and f) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks. The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes (the "CCNA"). All applicants interested must submit an electronic copy of the proposal by 3:00 p.m. on June 1, 2026 , to the attention of Deborah Wallace, District Manager, Email: Deborah.Wallace@Inframark.com. The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request. Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager. May 15, 2026 26-01630H		
Notice of Workshop Meeting Bahia Lakes Community Development District A WORKSHOP meeting of the Board of Supervisors of Bahia Lakes Community Development District will be held on Thursday, May 28, 2026, at 6:00 p.m. at the Firehouse Cultural Center located at 101 1st Avenue, NE, Ruskin, Florida 33570. 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 can be obtained from the District Office at 2700 S Falkenburg Road, Suite 2745, Riverview, FL 33578 or by phone at 813-533-2950. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to the time, date, and location stated on the record. Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meetings. 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 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 the 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 based. Matt O'Nolan, District Manager May 15, 2026 26-01728H	NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 06/01/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: TOYS AUTO SHOP INC 1GTP8BED7KZ410727 2019 GMC SIERRA 12551.56 / 1FTMF1C53NKF27071 2022 FORD F150 13329.05/ 3MW69F-F05R8E54089 2024 BMW 330i 14389.66/ TEL:813-697-1791 MV: MV99983 LC-LOCATION: 9507 N TRASK ST STE C, TAMPA, FL 33624/ NAME: FAST SERVICES FLORIDA LLC 1GNERKKW3J181672 2018 CHEV TRAVESE 9458.74/ 5XYP5DHC3NG278088 2022 KIA TELLURIDE 13358.91/ TEL:813-697-1791 MV: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/ NAME: PIPO COLLISION CENTER INC 4T1DAACK4TU231817 2026 TOYT CAMRY 13358.91/ KNDJ23AU8L7734995 2020 KIA SOUL 8483.00/ JN8BT-3BA2PW417977 2023 NISS ROGUE 11861.81/ TEL:813-697-1791 MV: MV116098 LOCATION: 7216 BENJAMIN RD TAMPA, FL 33634/ NAME: A & D AUTO BODY SHOP INC WAIANAFY6L2100969 2020 AUDI Q5 13344.61/ TEL:813-697-1791 MV: MV116320 LOCATION: 5806 BARRY LN, TAMPA, FL 33634/ NAME: DM AUTO LLC 2T3BF4DV5BW102770 2011 TOYT RAV4 1406.25/ 1GNFK13087J137205 2007 CHEV TAHOE 1890.92/ TEL:813-697-1791 MV: MV92582 LOCATION: 5018 N GRADY AVE, TAMPA, FL 33614/ NAME: HERNANDEZ AUTO BODY SHOP LLC 1FA6P8THK5200676 2019 FORD MUSTANG 12434.80/ 3N1CN8DVXRL851163 2024 NISS VERSA 3412.55/ TEL:813-697-1791 MV: MV-107652 LOCATION: 4814 N HALE AVE TAMPA, FL 33614/ NAME: GALANO BODY SHOP INC 4JGFB4KE0NA785055 2022 MERZ GLE350 18386.07/ TEL:813-697-1791 MV: MV115199 LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605/ TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/ May 15, 2026 26-01718H				

--- PUBLIC NOTICES ---

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Fishhawk Community Development District IV ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. The Hillsborough County Supervisor of Elections has multiple offices. The Robert L. Gilder Election Service Center is located at: 2514 North Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

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

May 15, 2026 26-01620H

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Reserve at Pradera Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Fred B. Karl County Center 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602. The Supervisor of elections may be contacted by phone at (813) 272-5850. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Reserve at Pradera Community Development District has three (3) seats up for election through the general election process, specifically Seats 1, 2, and 3. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

May 15, 2026 26-01622H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Park Creek Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Park Creek Community Development 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, and in the manner prescribed by law for general elections.

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

May 15, 2026 26-01634H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Ventana Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Ventana Community Development District has two (2) seats up for election, specifically seats 3, and 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 November 3, 2026, and in the manner prescribed by law for general elections.

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

May 15, 2026 26-01637H

FIRST INSERTION

NOTICE OF PUBLIC SALE All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Dorothy Gertrude Kucik, Barbara Ellen Landrie, James Bollinger, Nicole Kramer and Unknown Party or Parties in Possession. Sale to be held at: Woodland Estates MHP, LLC, 1124 Moondrop Court, Ruskin, Florida 33570, (941) 896-9600. May 15, 22, 2026 26-01737H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Harbor Bay Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 East Kennedy Boulevard, 16th Floor, Tampa, Florida 33602; Ph: (813) 272-5850. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Harbor Bay Community Development District has three (3) seats up for election, specifically seats 1 and 2, and 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 November 3, 2026, and in the manner prescribed by law for general elections.

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

Lynn Hayes, District Manager May 15, 2026 26-01621H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Villages of Bloomingdale Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at the Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Villages of Bloomingdale Community Development District has three (3) seats up for election, specifically seats 1, 2, and 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 November 3, 2026, and in the manner prescribed by law for general elections.

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

May 15, 2026 26-01636H

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the New Port Tampa Bay Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 North Falkenburg Road, Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

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

May 15, 2026 26-01623H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hidden Creek Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Hidden Creek Community Development District has three (3) seats up for election, specifically seats 1, 2, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

May 15, 2026 26-01633H

FIRST INSERTION

Public Notice

T-Mobile South, LLC (T-Mobile) proposes to construct a rooftop installation at 400 E. Harrison Street, Tampa, Hillsborough County, Florida 33602. Remote radio units will be placed behind existing antennas mounted on the penthouse walls at a height of 141 feet above ground level. In accordance with regulations implementing Section 106 of the Historic Preservation Act, T-Mobile hereby solicits public comment concerning its proposal. If you have any concerns of any historic properties that may be adversely affected by this project, please contact Laura Hensel, 916 East Park Avenue, Tallahassee, FL, 32301 (850-296-3669). Please include the tower location and the location of the historic resource that you believe will be affected. May 15, 2026 26-01697H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Waterset North Community Development District will commence at noon on June 8, 2026 and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602.

All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors 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 Waterset North Community Development District has three 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.

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

Rachel Welborn, District Manager May 15, 2026 26-01629H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Cory Lakes Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

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

May 15, 2026 26-01632H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Belmont Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

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

May 15, 2026 26-01631H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Riverbend Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Riverbend Community Development District has three (3) seats up for election, specifically seats 1, 2, and 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 November 3, 2026, and in the manner prescribed by law for general elections.

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

May 15, 2026 26-01635H

FIRST INSERTION

Notice of Emergency Board of Supervisors Meeting of The Hammocks Community Development District

The Board of Supervisors of The Hammocks Community Development District (the "District") held an emergency meeting on Thursday, May 7, 2026, at 8:00 a.m. at the Brentwood Clubhouse, located at 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647 to discuss an incident that occurred at the District's basketball court. The Board authorized/approved emergency repairs. The next regular meeting is Wednesday, May 13, 2026 at 8:00 a.m.

Kristee Cole & Lee Graffius, District Managers May 15, 2026 26-01681H

-- PUBLIC NOTICES --

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the South Fork East 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 **Seats 1, 3, and 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 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>.

Alba Sanchez, District Manager
May 15, 2026 26-01688H

FIRST INSERTION

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Parkway Center Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections in person or by mail to the following office locations:

Fred B. Karl County Center Attn: Candidate Services 601 E. Kennedy Blvd., 16th Floor Tampa, FL 33602 Telephone: (813) 272-5850	Robert L. Gilder Elections Service Center Attn: Candidate Services 2514 North Falkenburg Road Tampa, FL 33619 Telephone: (813) 744-5900
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Website: www.votehillsborough.gov

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, and who resides within the boundaries of the District. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

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

Alba Sanchez, District Manager
May 15, 2026 26-01689H

FIRST INSERTION

**NOTICE OF RULE DEVELOPMENT BY THE
BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, Boyette Park Community Development District (the "District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District. The rule number for the Proposed Rule of the District is ROP-2026-1.

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

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure 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 copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or suitk@whassociates.com.

Kristen Suit, District Manager
Boyette Park Community Development District
May 15, 2026 26-01733H

FIRST INSERTION

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND
NOTICE OF MEETING TO OPEN PROPOSALS**

Landscape & Irrigation Maintenance Services Hillsborough County, Florida

Stonebrier Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Stonebrier Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, May 18, 2026, at 12:00 p.m. (EST) at the office of Inframark LLC, 2005 Pan Am Circle Suite 300 Tampa, Florida 33607, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Inframark LLC. NO CASH OR CREDIT CARD ACCEPTED. The Field Inspection Coordinator shall be the contact person regarding the Project Manual. Mr. John Fowler can be reached by email at jfowler@inframark.com or via phone at (656) 230-3197.

There will be a mandatory Pre-Proposal Meeting on Friday, May 29, 2026, at 12:00 p.m. (EST) at the office of Inframark LLC, 2005 Pan Am Circle Suite 300 Tampa, Florida 33607. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Inframark LLC office at the Pan Am address stated above until Wednesday, June 3, 2026 at 12:00 p.m. (EST).

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for initial year along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the eval-

uation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Inframark., 2005 Pan Am Circle Suite 300 Tampa, Florida 33607. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Thursday, July 9, 2026 at 6:00 p.m. (EST) at the Heritage Harbor Clubhouse, located at 19502 Heritage Harbor Parkway, Lutz, Florida 33588. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Fowler at jfowler@inframark.com, and Ryan Dugan at ryan.dugan@kutakrock.com, no later than Thursday, June 11, 2026 at 5:00 p.m. (EST). Answers will be provided to all eligible proposers by Friday, June 12, 2026, at 5:00 p.m. (EST).

A District meeting to open the proposals will be held at Friday June 19, 2026, 12:00 p.m. (EST) at the office of Inframark., 2005 Pan Am Circle Suite 300 Tampa, Florida 33607. Firms desiring to provide services for this project must submit one (1) hard copy original, (5) five additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than Friday June 19, 2026, 12:00 p.m. (EST), at the office of Inframark., 2005 Pan Am Circle Suite 300 Tampa, Florida 33607., Attention: John Fowler. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark., via email at jfowler@inframark.com or by calling (813) 873-7300. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Stonebrier Community Development District
Mr. Mark Vega, District Manager (mvega@inframark.com)
May 15, 2026 26-01732H

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
Environmental Protection Commission of Hillsborough County
Draft Permit No. 0570018-049-AV
Quikrete Construction Materials, LLC, Tampa Cement Grinding Plant
Hillsborough County, Florida

Applicant: The applicant for this project is Quikrete Construction Materials, LLC. The applicant's responsible official and mailing address are: Claudio Manera, Operations Manager, Quikrete Construction Materials, LLC, Tampa Cement Grinding Plant, 2001 Maritime Blvd., Tampa, FL 33605.

Facility Location: The applicant operates the existing Tampa Cement Grinding Plant, which is located in Hillsborough County at 2001 Maritime Blvd., Tampa, FL 33605.

Project: The applicant applied on December 29, 2025 to the Environmental Protection Commission of Hillsborough County for a Title V air operation permit renewal, for the cement handling and packaging facility. This is a renewal of Title V Air Operation Permit No. 0570018-038-AV. The existing facility's operation includes receiving cementitious products from ships or trucks. The materials are handling by various hoppers, conveyors, and silos, and loaded into bags, trucks, or railcars. The emissions are controlled by water sprays or baghouses. The facility remains a Title V source for particulate matter emissions.

Permitting Authority: Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-213, of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility. The Environmental Protection Commission of Hillsborough County is the Permitting Authority responsible for making a permit determination for this project. The Permitting Authority's physical mailing address is: 3629 Queen Palm Drive, Tampa, FL 33619. The Permitting Authority's telephone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permit by visiting the following website: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp> and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue a renewed Title V air operation permit to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of the existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a proposed permit and subsequent final permit in accordance with the conditions of the draft permit unless a response received in accordance with the following procedures results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Because this permitting project is a revision to the existing Title V air operation permit, the revisions detailed in the Statement of Basis are the only portions of the permit that are open for public comment or challenge. Comments received related to the remainder of the permit will not be addressed during this permitting action. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft permit, the Permitting Authority shall issue a revised draft permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Environmental Protection Commission of Hillsborough County's Legal Office via electronic mail at legalclerk@epchc.org, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this written notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Environmental Protection Commission of Hillsborough County's Legal Office via electronic mail at legalclerk@epchc.org, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

Objections: Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b) (2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at <https://www.epa.gov/caa-permitting/florida-proposed-title-v-permits>.
May 15, 2026 26-01694H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Oaks at Shady Creek Community Development District will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the Office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 East Kennedy Boulevard, 16th Floor, Tampa, Florida 33602, (813) 272-5850 (votehillsborough.gov). All candidates shall qualify for individual Seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is a person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida, a registered voter in Hillsborough County, Florida, and who resides within the boundaries of the District. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Oaks at Shady Creek Community Development District has three (3) seats up for election, specifically **Seats 3, 4, and 5.** Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, in the manner prescribed by law for general elections.

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

Alba Sanchez, District Manager
May 15, 2026

26-01686H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Touchstone Community Development District will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the Office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 E. Kennedy Boulevard, 16th Floor, Tampa, FL 33602, 813-272-5850, www.hillsboroughvotes.gov. 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 Touchstone Community Development District has two Seats up for election, specifically **Seats 2 and 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 November 3, 2026, in the manner prescribed by law for general elections.

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

Alba Sanchez, District Manager
May 15, 2026

26-01685H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Cypress Mill Community Development District will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the Office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 East Kennedy Boulevard, 16th Floor, Tampa, Florida 33602, (813)-272-5850 (votehillsborough.gov). All candidates shall qualify for individual Seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is a person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida, a registered voter in Hillsborough County, Florida, and who resides within the boundaries of the District. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Cypress Mill Community Development District has two (2) seats up for election, specifically **Seats 2 and 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 November 3, 2026, in the manner prescribed by law for general elections.

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

Alba Sanchez, District Manager
May 15, 2026

26-01690H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold the regular meeting of the Board of Supervisors on June 11, 2026, at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602. The purpose of the meeting is to rank audit proposers and consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District
Rachel Welborn, District Manager
May 15, 2026

26-01729H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Waterset Central Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. The Hillsborough County Supervisor of Elections has multiple offices. The Robert L. Gilder Election Service Center is located at: 2514 North Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Waterset Central Community Development 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, and in the manner prescribed by law for general elections.

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

May 15, 2026

26-01655H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Waterleaf Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

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

May 15, 2026

26-01638H

FIRST INSERTION

SAMPLE NOTICE OF QUALIFYING PERIOD NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lake St. Charles Community Development District will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Fred B. Karl County Center 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602. The Supervisor of elections may be contacted by phone at (813) 272-5850. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Lake St. Charles Community Development District has two (2) seats up for election through the general election process, specifically Seats 1 and 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

May 15, 2026

26-01683H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Boyette Park Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections, https://www.votehillsborough.gov/. The Hillsborough County Supervisor of Elections has multiple offices. The Southeast Regional Office is located at 10020 South U.S. Hwy. 301 Riverview, FL 33578. The Fred B. Karl County Center is located at 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602. The Robert L. Gilder Elections Service Center is located at 2514 North Falkenburg Rd., Tampa, FL 33619. The Northwest Regional Office is located at 4575 Gunn Hwy., Tampa, FL 33624. The SouthShore Regional Service Center is located at 410 30th St. SE, Ruskin, FL 33570. The main office phone number for the Hillsborough County Supervisor of Elections is (813) 744-5900.

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

The Boyette Park Community Development District has (2) seats up for election, specifically seats 2 and 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 November 3, 2026, and in the manner prescribed by law for general elections.

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

May 15, 2026

26-01682H

FIRST INSERTION

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

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on June 11, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

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

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

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

Stephanie DeLuna, District Manager
May 15, 2026

26-01734H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Wynnmere West Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at the Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Wynnmere West Community Development District has three (3) seats up for election, specifically seats 1, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

May 15, 2026

26-01639H

FIRST INSERTION

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Varrea South Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections, https://www.votehillsborough.gov/. The Hillsborough County Supervisor of Elections has multiple offices. The Southeast Regional Office is located at 10020 South U.S. Hwy. 301 Riverview, FL 33578. The Fred B. Karl County Center is located at 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602. The Robert L. Gilder Elections Service Center is located at 2514 North Falkenburg Rd., Tampa, FL 33619. The Northwest Regional Office is located at 4575 Gunn Hwy., Tampa, FL 33624. The SouthShore Regional Service Center is located at 410 30th St. SE, Ruskin, FL 33570. The main office phone number for the Hillsborough County Supervisor of Elections is (813) 744-5900.

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

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

For additional information, please contact the Hillsborough County Supervisor of

May 15, 2026

26-01680H

FIRST INSERTION

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that the May regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") has changed and will now be held on Friday, May 22, 2026, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.

The meeting is 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 notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's 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 a record of the proceedings is needed 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.

May 15, 2026

26-01707H

--- TAX DEEDS / ESTATE ---

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 2070810050
File No.: 2026-438
Certificate No.: 2018 / 18309
Year of Issuance: 2018

Description of Property:
TRACT BEG 656 FT W OF NE COR OF SE 1/4 OF NW 1/4 & RUN W 182 FT S 187 FT S 85 DEG 25 MIN E 182.2 FT TO NE COR OF LOT 16 MAGNOLIA PARK SUB & N 201.6 FT TO POB ... LESS E 75 FT AND LESS THE W 75 FT OF THE W 150 FT THERE OF LESS R/W SEC - TWP - RGE : 29 - 28 - 22

Name(s) in which assessed:

DIANE W THOMAS
TIMOTHY L THOMAS
DIANE WHEELER THOMAS

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01679H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1120050000
File No.: 2026-429
Certificate No.: 2023 / 11074
Year of Issuance: 2023

Description of Property:
LINCOLN GARDENS BLOCKS 1 AND 2 REVISED LOT D PLAT BK / PG : 31 / 80
SEC - TWP - RGE : 16 - 29 - 18
Name(s) in which assessed:
ESTATE OF JEANNETTE THOMAS
THOMAS OTIS THOMAS
JOHNNIE MAE THOMAS / LIFE ESTATE
JEANNETTE THOMAS AND OTIS THOMAS, REMINDER

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01675H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1895390000
File No.: 2026-426
Certificate No.: 2023 / 15768
Year of Issuance: 2023

Description of Property:
STIGGINS REPLAT LOT 4 PLAT BK / PG : 26 / 80
SEC - TWP - RGE : 17 - 29 - 19
Name(s) in which assessed:
LA ANATRA DEVELOPMENT LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01674H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0497070000
File No.: 2026-416
Certificate No.: 2023 / 4683
Year of Issuance: 2023

Description of Property:
GIBSONTON ON THE BAY 3RD ADDITION LOT 134 PLAT BK / PG : 10 / 61
SEC - TWP - RGE : 23 - 30 - 19
Name(s) in which assessed:
GIBSON HOUSE LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01670H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1895380000
File No.: 2026-420
Certificate No.: 2023 / 15767
Year of Issuance: 2023

Description of Property:
STIGGINS REPLAT W 2 FT OF LOT 2 AND LOT 3 PLAT BK / PG : 26 / 80
SEC - TWP - RGE : 17 - 29 - 19
Name(s) in which assessed:
LA ANATRA DEVELOPMENT LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01672H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1777830000
File No.: 2026-421
Certificate No.: 2023 / 14998
Year of Issuance: 2023

Description of Property:
EL CERRO LOT 18 BLOCK 4 AND S 1/2 VACATED ALLEY ABUTTING ON NORTH PLAT BK / PG : 1 / 55
SEC - TWP - RGE : 14 - 29 - 18
Name(s) in which assessed:
DAVID CLARK

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01673H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1876520000
File No.: 2026-435
Certificate No.: 2023 / 15601
Year of Issuance: 2023

Description of Property:
BANZA BANZA LOT 1 LESS R/W FOR 21ST AVE BLOCK 2 PLAT BK / PG : 2 / 68
SEC - TWP - RGE : 07 - 29 - 19
Name(s) in which assessed:
BE AND BE ENTERPRISES INC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01677H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0871720000
File No.: 2026-430
Certificate No.: 2023 / 9181
Year of Issuance: 2023

Description of Property:
OAKWOOD FOREST SUBDIVISION LOT 9 PLAT BK / PG : 40 / 11
SEC - TWP - RGE : 04 - 30 - 21
Name(s) in which assessed:
KEVAN RYAN ROSS
ALLISON ROSS

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01676H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0675400000
File No.: 2026-436
Certificate No.: 2023 / 6694
Year of Issuance: 2023

Description of Property:
NORTH HILL SUBDIVISION LOT 17 BLOCK 2 PLAT BK / PG : 36 / 85
SEC - TWP - RGE : 15 - 29 - 20
Name(s) in which assessed:
TAMMY LYNN SIGLER
CYNTHIA MCCRAY
ESTATE OF JENNIFER AUSTIN
RELPRO LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01678H

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1515610010
File No.: 2026-418
Certificate No.: 2023 / 13126
Year of Issuance: 2023

Description of Property:
OAK HEIGHTS LOT 19 BLOCK 4 PLAT BK / PG : 18 / 50
SEC - TWP - RGE : 32 - 28 - 19
Name(s) in which assessed:
FLORIDA TRUSTEE SERVICES LLC TRUSTEE
Florida Trustee Services LLC, as Trustee of the 3208 Deleuil Land Trust dated October 12, 2021
Frankie L. Williams
Catherlyn Williams

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (6/25/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/8/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

26-01671H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001358

Division B
IN RE: ESTATE OF
IRENE THERESA LEVY,
Deceased.

The administration of the estate of IRENE THERESA LEVY, deceased, whose date of death was March 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. 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, 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 15, 2026.

Personal Representative:
STEVEN M. MOORE
203 Heritage View Circle
Gurley, Alabama 35748

Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
John Ferrari, PA
7100 S. Beneva Road
Sarasota, Florida 34238
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfirm.com
Secondary E-Mail:
pollyb@elderlegalfirm.com

May 15, 22, 2026 26-01654H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-1511
IN RE: ESTATE OF
ROBERT E. BOMBALSKI
Deceased.

The administration of the estate of ROBERT E. BOMBALSKI, deceased, whose date of death was March 29, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office 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 15, 2026.

Personal Representative:
STEVEN M. MOORE
203 Heritage View Circle
Gurley, Alabama 35748

Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
John Ferrari, PA
7100 S. Beneva Road
Sarasota, Florida 34238
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfirm.com
Secondary E-Mail:
pollyb@elderlegalfirm.com

May 15, 22, 2026 26-01652H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-CP-001563
IN RE:
MARIANO PEREZ JR.
Deceased.

The Administration of the estate of MARIANO PEREZ JR., deceased, date of death March 16, 2026, File No. 26-CP-001563 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is Clerk of the Circuit Court, Probate Dept., 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, including unmaturing, 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 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 the first publication of this Notice is May 15, 2026.

Petitioner
Diana Alfonso
/s/ Melissa N. Champagne
Attorney for Petitioner
Frank Charles Miranda PA
Melissa N. Champagne, Esquire
Florida Bar No. 77395
3226 W. Cypress St.
Tampa, FL 33607
813-254-2637
Fax 813-258-9873
melissa@fcmllaw.com
diana@fcmllaw.com

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
File No. 26-CP-000471
IN RE: ESTATE OF
THELMA LOUISE DAVIS,
Deceased.

The administration of the estate of THELMA LOUISE DAVIS, deceased, whose date of death was June 17, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is May 15, 2026.

Personal Representative
Jacqueline Rene Rahmings
518 Heritage Palm Ct., Unit 202
Temple Terrace, FL 33617
Attorney for Personal Representative
Agnes Mombun Geter, Esq.
Florida Bar No. 77001
MOMBUN LAW, PLLC
2850 34th St N, #350
St. Petersburg, FL 33713
Telephone: 321.216.2040
Email Addresses:
agnes@mombunlaw.com
info@mombunlaw.com
May 15, 22, 2026 26-01619H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000784
IN RE: ESTATE OF
DANIEL A. WILLIAMS, SR.
Deceased.

The administration of the estate of DANIEL A. WILLIAMS, SR., deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the curator and the curator'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 cura-

tor 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 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 15, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
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:
jrvera@hnh-law.com
May 15, 22, 2026 26-01684H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-CP-0001547
IN RE: ESTATE OF
CHRISTINE A. LOGUE
Deceased.

The administration of the estate of Christine A. Logue, 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 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.

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, 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 15, 2026.

A. Edward McGinty
14004 Ellesmere Drive
Tampa, FL 33624
Co-Personal Representative
John T. McGinty
4337 Marchmont Blvd.
Land O Lakes, FL 34638
Co-Personal Representative
SHUMAKER, LOOP & KENDRICK,
LLP
Attorneys for Personal Representative
Jon P. Skelton, Esquire
Florida Bar No. 49939
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Email Addresses:
jskelton@shumaker.com
tmcintyre@shumaker.com
39597624v1
May 15, 22, 2026 26-01741H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001607
Division A
IN RE: ESTATE OF
BONNIE KAY MACKAR,
aka BONNIE K. MACKAR
Deceased.

The administration of the estate of BONNIE KAY MACKAR, also known as BONNIE K. MACKAR, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is: May 15, 2026.

THOMAS P. MACKAR
Personal Representative
1307 Fairwaygreens Drive
Sun City Center, FL 33573
James P. Hines, Jr., Esq.
Attorney for Personal Representative
Florida Bar No. 61492
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email: rhartt@hnh-law.com
May 15, 22, 2026 26-01706H

FIRST INSERTION

NOTICE OF PETITION
FOR DISCHARGE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 292024CP000046A001HC
Division: A
IN RE:

JISELE ALEXANDRIA MASON,
a minor.

Comes now, ENMERI BATISTA, as Guardian of the property of JISELE ALEXANDRIA MASON, a minor, and gives the following notice:

There is an active Guardianship of Minor Property case in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The case number is 292024CP000046A001HC.

The name and address of the Guardian and the Guardian's attorney are set forth below.

ENMERI BATISTA is also the Foreign Guardian. The Foreign Guardian's attorney is Melbourne T. Berlinger, Esquire, whose address is 907 S. Friendswood Drive, Suite 218, Friendswood, Texas 77546.

The Guardian has filed a petition for discharge upon the grounds of change of domicile of the ward on May 6, 2026.

The Guardian will apply for discharge

on June 15, 2026.

Jurisdiction of the ward will be transferred to the foreign jurisdiction of Texas, Brazoria County Court.

Any objection shall be in writing and shall state with particularity each item to which the objection is directed and the grounds on which the objection is based;

Any objection to the final report or the petition for discharge shall be filed within the later of 30 days from the date of service of the petition for discharge or the date of first publication of this notice.

Within 90 days after filing of the objection, a notice of hearing thereon shall be served or the objection is abandoned.

The date of first publication of this notice is May 15, 2026.

Guardian:
ENMERI BATISTA
214 Eagleville Drive
Alvin, TX 77511
Attorney for Guardian:
C. BLAKE HOLTZHOWER, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
blake@sethmannlaw.com
Florida Bar No. 1027797
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
Attorney for Guardian
May 15, 22, 2026 26-01723H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001632
Division A
IN RE: ESTATE OF
PAUL HOWARD STEPHENSON,
aka PAUL H. STEPHENSON
Deceased.

The administration of the estate of PAUL HOWARD STEPHENSON, also known as PAUL H. STEPHENSON, deceased, whose date of death was March 8, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33606. 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 15, 2026.

AMY ELIZABETH JARMAN
Personal Representative
311 W Giddens Ave
Tampa, FL 33603
Ryne E. Hartt, Esq.
Attorney for Personal Representative
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhartt@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
May 15, 22, 2026 26-01739H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000987
Division Probate
IN RE: ESTATE OF
THOMAS JAY DEVINE
AKA TOM DEVINE
Deceased.

The administration of the estate of Thomas Jay Devine also known as Tom Devine, deceased, whose date of death was October 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The 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 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 15, 2026.

/s/Shanelle Marie Crag
Shanelle Marie Crag
Personal Representative
612 Beverly Drive
Brandon, FL 33510
/s/Mark Martella
Mark Martella
Attorney for Personal Representative
Email Addresses:
mark@martellalaw.com
tara@martellalaw.com
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: (941) 867-6865
May 15, 22, 2026 26-01726H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001538
IN RE: ESTATE OF
Stanley Bennett
Deceased.

The administration of the estate of Stanley Bennett, deceased, whose date of death was February 24, 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 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 15, 2026.

Personal Representative:
Theresa Bennett
510 Oleander Street
Neptune Beach, Florida 32266
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrodd@alfonsohersch.com
May 15, 22, 2026 26-01653H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2026-CP-001445
DIVISION: A
IN RE: ALBERTA LEE BAILEY
Deceased.

The administration of the estate of Alberta Lee Bailey, deceased, whose date of death was March 21, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2026-CP-001445; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

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

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate,

including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 15, 2026.

Personal Representative
Richard Bailey Jr.
4040 Priory Circle
Tampa, FL 33618
Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
May 15, 22, 2026 26-01727H

--- ESTATE / SALES ---

FIRST INSERTION

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

CASE NO.: 2025-CA 013071
SOUTHWEST BANK, N.A., Plaintiff, v.
TYINA N. GONZALEZ, UNKNOWN SPOUSE OF TYINA N. GONZALEZ, RENAISSANCE VILLAS CONDOMINIUM ASSOCIATION, INC., and UNKNOWN TENANT(S) Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in this cause on May 6, 2026 scheduling the foreclosure sale in the above-styled cause, Victor D. Crist, Clerk of the Court and Comptroller will sell to the highest and best bidder for cash online at 10:00 AM on July 9, 2026, at www.hillsborough.realforeclose.com the property situated in Hillsborough County, Florida, described as:

Unit B-203-202, Renaissance Villas, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 15820, page 1951, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Commonly known as 203 Pointsettia Pine Court, Unit 202, Tampa, Florida 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 within 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. To request such an accommodation, please contact Court Administration within two (2) working days of the date the serviced is needed. Complete the Request for Accommodation Form and submit to 800 E. Twiggs St., Room 604, Tampa, FL 33602.

Dated this 12th day of May 2026.

GREY SQUIRES BINFORD, P.A.
 Post Office Box 1209
 Winter Park, Florida 32790-1209
 (689) 244-0414 (Telephone)
 Attorneys for Plaintiff

By: /s/ Grey Squires Binford
 GREY SQUIRES BINFORD
 Florida Bar No. 0749151
 Grey@Binford-Law.com

May 15, 22, 2026 26-01730H

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-008428
M&T BANK, Plaintiff, vs.
JOSEPH J GALLUCCI, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 24, 2026 in Civil Case No. 25-CA-008428 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein M&T BANK is Plaintiff and Joseph J Gallucci, 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 1st day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 250, Hawks Point - Phase 1B-1, according to the map or plat thereof, as recorded in Plat Book 115, Page(s) 180 through

184, inclusive, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

/s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 25-13158FL
 May 15, 22, 2026 26-01618H

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. 20-CA-002220
AMERIHOMEMORTGAGE COMPANY, LLC, Plaintiff, vs.
RICKY M. LUNDY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 18, 2025 in Civil Case No. 20-CA-002220 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein AMERIHOMEMORTGAGE COMPANY, LLC is Plaintiff and Ricky M. Lundy, 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 5th day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, Block 10, TREASURE PARK, according to the plat

thereof, as recorded in Plat Book 29, Page(s) 57, of the Public Records of Hillsborough County, Florida

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

/s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 22-05150FL
 May 15, 22, 2026 26-01615H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-001526
Division PROBATE
IN RE: ESTATE OF
JULIE M. DeBROSSE
Deceased.

The administration of the estate of JULIE M. DeBROSSE, deceased, whose date of death was December 26, 2024; File Number 26-CP-001526, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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.

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 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 15, 2026.

THOMAS E. DeBROSSE
Personal Representative
 4219 Country Glen Circle
 Beavercreek, OH 45432

WILLIAM K. LOVELACE
 Attorney for Personal Representative
 Email: fordlove@tampabay.rr.com
 Florida Bar No. 0016578
 SPN# 01823633
 Wilson, Ford & Lovelace, P.A.
 401 South Lincoln Ave.
 Clearwater, Florida 33756
 Telephone: 727-446-1036
 May 15, 22, 2026 26-01705H

FIRST INSERTION

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

PROBATE DIVISION
FILE NO: 25-CP-000608
IN RE: ESTATE OF
EDWARD A. GOEBEL,
DECEASED.

The administration of the Estate of Edward A. Goebel, deceased, whose date of death was 11/26/2024, Case Number 25-CP-000608, 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 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 15 day of May 2026.

Personal Representative:
William L. Goebel,
 4401 Baverton Dr,
 Suwanee, GA 30024
 Attorney for Personal Representative:
 ELIZABETH G. DEVOLDER, ESQ.
 Florida Bar Number: 124666
 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)
 rachael@elizabethdevolder.com
 casemanager@elizabethdevolder.com
 May 15, 22, 2026 26-01696H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-001040
Division A
IN RE: ESTATE OF
EUGENIA CLARK,
Deceased.

The administration of the estate of EUGENIA CLARK, deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 15, 2026.

Personal Representative:
Frances Nicka Pond
 47 Milan Estates
 Houston, TX 77056
 Attorney for Personal Representative:
 MATTHEW P. SCHNITZLEIN
 Florida Bar Number: 126463
 Attorney for Petitioner
 MACFARLANE FERGUSON &
 MCMULLEN
 201 N. Franklin Street, Suite 2000
 Tampa, FL 33602
 Telephone: (813) 273-4360
 Fax: (813) 273-4500
 E-Mail: Mps2@macfar.com
 Secondary E-Mail: Lmm@macfar.com
 May 15, 22, 2026 26-01724H

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-034086
WYNDGATE HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.

FAUSTINO DOMINGUEZ, MARIA L. HERNANDEZ, 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 15, in Block 1, Wyndgate, subdivision, as per plat thereof, recorded in Plat Book 90, Page 61, 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 26th 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 11 day of May 2026.
 FRISCIA & ROSS, P.A.
 Brenton J. Ross, Esquire
 Florida Bar #12798
 Primary Email: bross@frpalegal.com
 Secondary Email:
 jclaudio@frpalegal.com
 5550 W. Executive Drive, Ste 250
 Tampa, Florida 33609
 (813) 286-0888 \ (813) 286-0111 (FAX)
 Attorneys for Plaintiff
 May 15, 22, 2026 26-01701H

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-029228
MIRA LAGO WEST HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.

JONATHAN ALAN GULLA, CHENYANG XU, 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 186, Mira Lago West, Phase 1, a subdivision according to the plat thereof recorded in Plat Book 102, Page 84, 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 6th 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 15, 22, 2026 26-01647H

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-010783
MIDFIRST BANK, Plaintiff, vs.
YOSVANY RODRIGUEZ; UNKNOWN SPOUSE OF

YOSVANY RODRIGUEZ N/K/A MARDIELES FERNANDEZ; MADELEYN DAMAS MARTINEZ; GOODLEAP, LLC; UNKNOWN TENANT #1 N/K/A YASMIL M.; 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, GRANTEE, 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 May 5, 2026 in Civil Case No. 25-CA-010783, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and YOS-

VANY RODRIGUEZ; UNKNOWN SPOUSE OF YOSVANY RODRIGUEZ N/K/A MARDIELES FERNANDEZ; MADELEYN DAMAS MARTINEZ; GOODLEAP, LLC; UNKNOWN TENANT #1 N/K/A YASMIL M.; 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, GRANTEE, 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 9, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 5, WEST GATE SUBDIVISION UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 6, 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 dis-

ability 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 6th 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: 2026.05.06 14:25:49-04'00'
 Foxit PDF Editor Version: 13.1.7
 Zachary Ullman, Esq.
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1485-531B
 May 15, 22, 2026 26-01660H

--- SALES ---

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-005116
**TRIPLE CREEK HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff, vs.
ANDRES ALFREDO RIVIERE,
and AMEE MANUELA MUNOZ
VARGAS,
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-005116 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

Lot 255, of TRIPLE CREEK VILLAGE N AND P, according to the Plat thereof, as recorded in Plat Book 141, Page 261, of the Public Records of Hillsborough County, Florida.
PARCEL ID NO.: 077426-6780 ("Property")
Property Address: 13243 Great Plains Drive, Riverview, FL 33579

at public sale, to the highest and best bidder for cash at 10:00 a.m. on June 26, 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 8th 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
10569-094
May 15, 22, 2026 26-01650H

FIRST INSERTION

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

Case No. 2026-CC-003804
**TRIPLE CREEK HOMEOWNERS
ASSOCIATION INC.,
Plaintiff, vs.
RAFIK BROOKS,
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. 2026-CC-003804 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

Lot 1, OF TRIPLE CREEK PHASE 4 VILLAGE J. according to the plat there of as recorded in Plat Book 135, Pages 169 through 182, inclusive, of the Public Records of Hillsborough County, Florida.
PARCEL ID NO.: 077690-6702 ("Property")
Property Address: 12511 Triple Creek Boulevard, 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 8th 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
10543-131
May 15, 22, 2026 26-01663H

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. 16-CA-009149
**MELLON F/K/A THE BANK OF
NEW YORK AS TRUSTEE FOR
NATIONSTAR HOME EQUITY
LOAN TRUST 2007-B,
Plaintiff, vs.
RUDOLPH GARRETT A/K/A
RUDOLPH GARRETT JR, et al.,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure entered January 21, 2026, in Civil Case No. 16-CA-009149 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B is Plaintiff and RUDOLPH GARRETT A/K/A RUDOLPH GARRETT JR, 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 5th day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit:

Lot 5 of THE DEPOT PLATED SUBDIVISION, NO IMPROVEMENTS, PHASE TWO, according to the plat thereof, as recorded in Plat Book 75, on Page 78, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

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
23-06568FL
May 15, 22, 2026 26-01616H

FIRST INSERTION

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

Case No. 25-CA-012668
**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, FOR THE COLT 2024-3
MORTGAGE LOAN TRUST,
Plaintiff, vs.
ERIC BOSWORTH; UNKNOWN
PERSON IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 2, 2026 and entered in Case No. 25-CA-012668, 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, FOR THE COLT 2024-3 MORTGAGE LOAN TRUST is Plaintiff and ERIC BOSWORTH; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on June 4, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 75 FEET OF THE SOUTH HALF (S 1/2) OF LOT 2, BLOCK 4, HENDERSON

BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 12th day of May 2026.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-02081 SM, LLC
V6.20190626
May 15, 22, 2026 26-01721H

FIRST INSERTION

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

Case No. 25-CA-009528
**NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
RICHARD PODSCHELNE;
UNKNOWN SPOUSE OF
RICHARD PODSCHELNE;
COVINA AT BAY PARK
HOMEOWNER'S ASSOCIATION,
INC.; UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 23, 2026 and entered in Case No. 25-CA-009528, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and RICHARD PODSCHELNE; UNKNOWN SPOUSE OF RICHARD PODSCHELNE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; COVINA AT BAY PARK HOMEOWNER'S ASSOCIATION, INC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on June 1, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 9, COVINA AT

BAY PARK PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 177-178, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 6th day of May 2026.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01288 NML
V6.20190626
May 15, 22, 2026 26-01645H

FIRST INSERTION

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

Case No. 25-CA-009258
DIVISION: C
**NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THI THUY QUYNH NGUYEN;
UNKNOWN SPOUSE OF THI
THUY QUYNH NGUYEN;
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,
DEWISEES, GRANTEEES, OR
OTHER CLAIMANTS
Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to an Amended Uniform Final Judgment of Mortgage Foreclosure entered on May 1, 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 2, 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:

THE SOUTH 75.00 FEET OF LOT 11, W.E. HAMNER'S WONDERLAND ACRES, AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 14907 N 24th St, Lutz, FL 33549

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: May 5, 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 15, 22, 2026 26-01664H

FIRST INSERTION

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

Case No. 2024-CA-010399
**WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE OF THE RESIDENTIAL
CREDIT OPPORTUNITIES TRUST
X-C,
Plaintiff, vs.
KIRTLEY ACQUISITIONS, LLC,
a Florida limited liability company,
et al.
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 28, 2026 entered in Civil Case No. 2024-CA-010399 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C is Plaintiff and KIRTLEY ACQUISITIONS, LLC; JOHNNIE BURKE POOLE, SR. a/k/a JOHNIE B. POOLE, SR.; DANIEL LENNARD SANDERS, a/k/a DANIEL L. SANDERS; MEDGED LEADS, LLC; TIDEWATER FINANCE COMPANY, TRADING AS TIDEWATER CREDIT SERVICES and TIDEWATER MOTOR CREDIT; FEWOX ROBERT DEMPSEY LLC; ROBERT FEBOX, an individual; and OCCUPANT(S) OR TENANT(S), are Defendant(s).

The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on June 1, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 9, STRATHMORE, ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK 11, PAGE(S) 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Address: 1911 East Genesee Street, Tampa, Florida 33610
Parcel ID: 157704-0000

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.

DATED this 6th day of May, 2026.
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
BY: /s/ Mathew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
May 15, 22, 2026 26-01661H

FIRST INSERTION

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

Case No. 25CA004580
**GJIM HOLDINGS, LLC, a Delaware
limited liability company,
Plaintiff, v.
STEPHEN LAURENCE HARVEY,
a natural person and all unknown
parties claiming by, through, and
under or against the above-named
defendants, who is/are not known
to be dead or alive, whether said
unknown parties claim as heirs,
devises, grantees, liners, creditors,
spouses, or other claimants,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment dated March 23, 2026, and entered in Case No. 25-CA-004580, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein GJIM HOLDINGS, LLC, a Delaware limited liability company, are the plaintiffs, and STEPHEN LAURENCE HARVEY, a natural person and all unknown parties claiming by, through, and under or against the above-named defendants, who is/are not known to be dead or alive, whether said unknown parties claim as heirs, devises, grantees, liners, creditors, spouses, or other claimants, are defendants, the Clerk of Court, Victor Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com the Clerk's website for on-line auctions at 10:00 o'clock A.M. on the 2nd day of June 2026, the following described property as set forth in said Summary Final Judgment, to wit:

Lot 2, of RENAISSANCE PRE-

SERVE, according to the Plat thereof, as recorded in Plat Book 102, Page 28 and 29, of the Public Records of Hillsborough County, Florida.

Property Address: 3219 Baroness Court, Plant City, FL 33565
Property ID: A0811869154
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.

Notice is hereby given that, pursuant to the Final Judgment entered in this cause, in the County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida described as

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 in Hillsborough County, Florida this 6th day of May, 2026.
Attorney for Plaintiff
Raymond Carrero, P.A.
10625 N. Kendall Drive
Miami, Florida 33176
Mailing Address:
10625 N. Kendall Drive
Miami, Florida 33176
Phone: 305-358-9495
E-mail: ray@carrerolegal.com
May 15, 22, 2026 26-01717H

FIRST INSERTION

**NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL ACTION**

Case No.: 29-2020-CA-002531
**U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEWISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER, OR AGAINST ISIDORO
DANIEL ARTIZ VAZQUEZ,
DECEASED, et al,
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 27, 2026, and entered in Case No. 29-2020-CA-002531 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Isidoro Daniel Artiz Vazquez, deceased, Paulina V. Fernandez aka Paulina Victoria Remon Fernandez aka Paulina V. Fernandez Florida Housing Finance Corporation, Lucia Vivian Artiz, Iliana Artiz, Daniel Artiz, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the June 1, 2026 the following described property as set forth in said Final Judgment of

Foreclosure:
LOT 48, GOLDEN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
A/K/A 6513 W COMANCHE AVENUE TAMPA FL 33634

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

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

Dated this 05 day of May, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: serviceawl@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/19-027324
May 15, 22, 2026 26-01700H

--- SALES / ACTIONS ---

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-011643 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, Plaintiff, vs. CHRISTIAN RADER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 26, 2026, and entered in 25-CA-011643 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1 is the Plaintiff and CHRISTIAN RADER is 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 June 01, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 13 FEET OF LOT 4 AND THE EAST 24.75 FEET OF LOT 5, BLOCK 21, OF CAMPOBELLO SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 2623 EAST 29TH AVENUE, 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 11 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: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-317880 - NaP May 15, 22, 2026 26-01710H

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-006619 Village Capital & Investment LLC, Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Michael Dotson a/k/a Michael Spencer Dotson, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-006619 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Michael Dotson a/k/a Michael Spencer Dotson, Deceased; Theresa Ann Howell a/k/a Theresa A. Howell f/k/a Theresa Ann Dotson; Christopher Michael Dotson a/k/a Christopher M. Dotson; Michael Spencer Dotson, II a/k/a Michael Spencer Dotson; Courtnie Jean Fly a/k/a Courtnie Jean Dotson; Southshore Falls Homeowners Association, Inc. 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 11th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 8, SOUTHSHORE FALLS PHASE 1, AC-

CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE(S) 171, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: U-28-31-19-730-000008-00004.0

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 12th day of May, 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 # 25-F01454 May 15, 22, 2026 26-01716H

FIRST INSERTION

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

CASE NO. 25-CA-006151 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. GERARDO RAMIREZDANA; UNKNOWN SPOUSE OF GERARDO RAMIREZDANA; ELIZABETH M. RAMIREZDANA; UNKNOWN SPOUSE OF ELIZABETH M. RAMIREZDANA; WELLINGTON SOUTH AT BAY PARK HOMEOWNER'S ASSOCIATION, INC.; GEORGIA'S OWN CREDIT UNION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 21, 2026 and entered in Case No. 25-CA-006151, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and GERARDO RAMIREZDANA; UNKNOWN SPOUSE OF GERARDO RAMIREZ-

DANA; ELIZABETH M. RAMIREZDANA; UNKNOWN SPOUSE OF ELIZABETH M. RAMIREZDANA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WELLINGTON SOUTH AT BAY PARK HOMEOWNER'S ASSOCIATION, INC.; GEORGIA'S OWN CREDIT UNION; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and

best bidder for cash by ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on June 1, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 3, WELLINGTON SOUTH AT BAY PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE(S) 207 THROUGH 212, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 6th day of May 2026. Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00487 NML V6.20190626 May 15, 22, 2026 26-01646H

FIRST INSERTION

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

CASE NO.: 23-CA-013884 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff(s), vs. RICHARD E. BROWNA/K/A RICHARD F BROWN; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Amended Consent Final Judgment of Foreclosure entered on May 6, 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 18th 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:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA: LOT 3, BLOCK 12, WESTCHASE SECTION "323", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE(S) 62 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 10006 Seymour Way, Tampa, FL 33626

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 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.

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. 22-010066-1 May 15, 22, 2026 26-01715H

FIRST 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-004839 ATHENE ANNUITY & LIFE COMPANY, Plaintiff, v. ONE HOUR HOUSE SOLUTIONS, LLC, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 8, 2026 and entered in Case No. 25-CA-004839 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ONE HOUR HOUSE SOLUTIONS, LLC, CITY OF TAMPA, UNKNOWN TENANT #1 N/K/A ERICK HARRISON, BAILEY FABRIZI, GP CAPITAL LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on June 16, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE NORTH 50.00 FEET OF LOT 12, BLOCK 34, MAP OF CAMPOBELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 2601 E 25TH AVE, TAMPA, FL 33605 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT

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

GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/Jimmy K. Edwards, Esq. Jason Duggar, Esq. FL Bar No.: 83813 Christopher Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johann Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com May 15, 22, 2026 26-01731H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Hellman's Mixed Martial Arts located at 12202, Race Track Rd, in the County of Hillsborough, in the City of Tampa,

Florida 33626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 13th day of May, 2026. SAH HOLDINGS LLC

May 15, 2026 26-01740H

FIRST INSERTION

Fictitious Name Notice Notice Is Hereby Given that BH Storage Ruskin, LLC, 1056 Cypress Village Blvd., Ruskin, FL 33573, desiring to engage in business under the fictitious name of CubeSmart 3530, with its prin-

cipal 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 15, 2026 26-01738H

FIRST INSERTION

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

Case No.: 26-CA-002582 LAKEVIEW LOAN SERVICING, LLC Plaintiff, v. JOHN M. MACHESKY, JR. A/K/A JOHN MACHESKY; ET AL Defendant(s).

To the following Defendant(s): JOHN M. MACHESKY, JR. A/K/A JOHN MACHESKY

Last Known Address 3131 EMERSON PL PLANT CITY, FL 33566 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 37, BLOCK 1, OF WALDEN LAKE UNIT 30, PHASE 1, SECTION C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 3131 EMERSON PL, PLANT CITY, FL 33566 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 6/10/2026 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Ad-

ministration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of this Court on May 5, 2026.

Victor Crist

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

Submitted by: Marinosci Law Group, PC, 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 25-07835 May 15, 22, 2026 26-01665H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 26-CA-000126
DIVISION: G

MIDFIRST BANK

Plaintiff, v.
TIMOTHY MICHAEL WOOLLEY
A/K/A TIMOTHY WOOLLEY,
ET AL.

Defendants.

TO: Retreat at Championsgate Community Association 3, LLC, whose last known address is 6210 44th St N., Unit 21, Pinellas Park, FL 33781; Brandon Brook Homeowners Association, LLC, whose last known address is: c/o 1907 Dartford Ct, Valrico, FL 33594;

Linda Chichester 1 Trust, whose last known address is: 6210 44th St N., Unit 21, Pinellas Park, FL 33781; Timothy Michael Wooley 1 Trust, whose last known address is: c/o 1907 Dartford Ct, Valrico, FL 33594.

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

LOT 59, BLOCK C, BRANDON BROOK - PHASE II, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 67, PAGE 3, 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, to it on eXL Legal, PLLC, Plaintiff's attorney, whose ad-

dress is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 6/12/2026 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 800 E. Twiggs St., Room 519, 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. Twiggs 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 May 7, 2026.

Clerk of the Circuit Court
Victor D. Crist
(SEAL) By Jennifer Taylor
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000009791
May 15, 22, 2026 26-01667H

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. 25-CA-012660
PENNYMAC LOAN SERVICES,
LLC,

Plaintiff, vs.**JAMES W BENNETT, et al.,****Defendant.**

TO: JAMES W BENNETT, 2714 KALA LN, PLANT CITY, FL 33563
VICKIE L BENNETT, 2714 KALA LN, PLANT CITY, FL 33563
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 10, BLOCK 2, COLONIAL WOODS, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 26, 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 6/5/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in

the Complaint.

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

WITNESS my hand and seal of said Court on April 30, 2026.

VICTOR D. CRIST
CLERK OF COURT OF
HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14219FL
May 15, 22, 2026 26-01735H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
CASE NO. 25-CA-001702
FIFTH THIRD BANK, NATIONAL
ASSOCIATION.,

Plaintiff, vs.**MARY C VOGEL, et al.,****Defendant.**

To the following Defendant(s):
PATRICIA KATHLEEN
KUCHENBECKER

12044 Timberhill Dr.,
Riverview FL 33569

UNKNOWN SPOUSE OF PATRICIA
KATHLEEN KUCHENBECKER
12044 Timberhill Dr.,
Riverview FL 33569

ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER,
AND AGAINST CATHY KARAU
A/K/A CATHERINE J. KARAU
A/K/A CATHERINE JOYCE KARAU,
WHETHER SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS

12044 Timberhill Dr.,
Riverview FL 33569

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

LOT 220, BLOCK 1, RIVERGLEN UNIT 4, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 2-1

THROUGH 2-4 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 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 06/10/2026 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 the day of MAY 05 2026.

VICTOR D. CRIST
CLERK OF COURT OF
HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10010FL
May 15, 22, 2026 26-01666H

FIRST INSERTION

**AMENDED 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-000212
**MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY,**
Plaintiff, vs.

**JENNA RUTLAND AND TAYLOR
GRAHAM, et al.**
Defendant(s),
TO: JENNA RUTLAND,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 16 & THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON SOUTH, SOUTH WILMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 11, 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 06/12/2026 (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 seal of this Court at Hillsborough County, Florida, this day of MAY 07 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
25-345614
May 15, 22, 2026 26-01651H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-002197
**COMPUTERSHARE TRUST
COMPANY, N.A., NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF MFA
2025-NQM1 TRUST,**

Plaintiff, v.
**GHASSAN M. ABOU ISSA,
INDIVIDUALLY AND AS TRUSTEE
OF THE GHASSAN M. ABOU ISSA
REVOCABLE TRUST DATED THE
10TH DAY OF DECEMBER, 2020,
et al.,**
Defendants.

TO: UNKNOWN BENEFICIARIES OF THE GHASSAN M. ABOU REVOCABLE TRUST DATED THE 10TH DAY OF DECEMBER, 2010
Last Known Address: 6335 Wisteria Lane, Apollo Beach, FL 33572

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

LOT 12, BLOCK 273, APOLLO BEACH UNIT NO. 13, PART 1 RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 7, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon.

Property Address: 6335 Wisteria Lane, Apollo Beach, FL 33572 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint

Moore Road, Suite 220, Boca Raton, FL 33487 on or before June 9, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) 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.

WITNESS my hand and seal of this Court at Hillsborough, Florida on this 4 day of May, 2026.

VICTOR D. CRIST
HILLSBOROUGH COUNTY
CLERK OF COURT
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

HOWARD LAW,
Plaintiff's attorney,
902 Clint Moore Road, Suite 220,
Boca Raton, FL 33487
26-000148-1
May 15, 22, 2026 26-01640H

FIRST INSERTION

LARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT "B" OF LITTLE MANATEE HEIGHTS; THENCE SOUTH 00° 01' 55" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LOT "B", ON AN ASSUMED BEARING, A DISTANCE OF 100.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89° 56' 40" EAST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 00° 01' 55" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 30° 03' 52" WEST, A DISTANCE OF 125.15 FEET; THENCE NORTH 59° 56' 08" WEST, A DISTANCE OF 86.17 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT, ON AN ARC OF 33.02 FEET, WITH A RADIUS OF 25.00 FEET, SUBTENDED BY A CHORD OF 30.67 FEET, CHORD BEARING NORTH 22° 06' 05.5" WEST TO A POINT OF TANGENCY WITH THE AFOREMENTIONED WESTERLY BOUNDARY OF LOT "B", LITTLE MANATEE HEIGHTS; THENCE NORTH 15° 43' 57" EAST ALONG SAID

BOUNDARY OF LOT "B", A DISTANCE OF 14.00 FEET: THENCE NORTH 00° 01' 55" EAST; CONTINUING ALONG THE WESTERLY BOUNDARY OF LOT "B", A DISTANCE OF 73.40 FEET TO THE POINT OF BEGINNING.

Property address: 317 Wendi Lane, Ruskin, FL 33570

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

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.: 26-CA-000425
**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VERUS SECURITIZATION
TRUST 2024-INV1**

Plaintiff(s), vs.
**LUCINDA SADE MARTINEZ AKA
LUCINDA MARTINEZ; THE
UNKNOWN TENANT IN
POSSESSION,
Defendant(s).**

TO: LUCINDA SADE MARTINEZ AKA LUCINDA MARTINEZ
LAST KNOWN ADDRESS: 909 MCINTOSH CIRCLE, BRANDON, FL 33510
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 17, BLOCK 1, SCHOOLVIEW ESTATE UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLATBOOK 43, PAGE(S) 88, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 909 McIntosh Circle, Brandon, FL 33510

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. 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 the day of MAY 12 2026.

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

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-008828-3
May 15, 22, 2026 26-01725H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 25-CA-011357
**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,**

Plaintiff, v.
**MICHAEL BARNES; UNKNOWN
SPOUSE OF MICHAEL BARNES;
LAKTAYAPHORN BARNES;
UNKNOWN SPOUSE OF
LAKTAYAPHORN BARNES;
EAGLE PALMS HOMEOWNERS
ASSOCIATION, INC.; EAGLE
PALMS PHASE 3 HOMEOWNERS
ASSOCIATION, INC.; OAK CREEK
OWNERS ASSOCIATION, INC.;
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,
Defendants.**

To the following Defendant(s):
UNKNOWN SPOUSE OF MICHAEL BARNES
8719 FALLING BLUE PL
RIVERVIEW FL 33578
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 78, EAGLE PALM PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE(S) 105 THROUGH 110, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
a/k/a 8719 Falling Blue Pl, Riverview, FL 33578

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 15, 22, 2026 26-01642H

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 6/10/2026, 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 an accommodation in order to access court facilities or to 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 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, or 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-955-8770 (V) (Via Florida Relay Services).

WITNESS my hand and seal of this Court on May 5, 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 15, 22, 2026 26-01642H

FIRST INSERTION

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

WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HENRY SUBER, JR., DECEASED. et al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELEN REDMON DAVIS, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE

ESTATE OF THERESA REDMON JOHNSON, 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.

described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 2, BLOCK 2, CRILLY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 87, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY ABUTTING THEREON 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 06/10/2026 / (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 MAY 05 2026. VICTOR 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 25-289722 May 15, 22, 2026 26-01641H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 25-CA-011727 DIVISION: RF - Section I ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. EDUARDO DE ANDRADE HOWARD; ET AL, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated May 5, 2026,

and entered in Case No. 25-CA-011727 of the Circuit Court in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and EDUARDO DE ANDRADE HOWARD; WAYNE NAVELLE HOWARD A/K/A WAYNE N. HOWARD; THE GRAND RESERVE CONDOMINIUMS ASSOCIATION AT TAMPA, INC.; POPULAR BANK; 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, are Defendants, Victor Crist, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, at 10:00 a.m., on June 9, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: UNIT 3812 OF THE GRAND RESERVE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 16005, PAGE(S) 672, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS

THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. 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. 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. 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 May 12, 2026. By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 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 1463-224295 / SM2 May 15, 22, 2026 26-01720H

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-002375 Division c TOWD POINT MORTGAGE TRUST 2017-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF

JOHN RESTREPO AKA JOHN A. RESTREPO, DECEASED, JOSEPHINE CORA RESTREPO, A MINOR AS KNOWN HEIR OF JOHN RESTREPO AKA JOHN A. RESTREPO, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JOHN RESTREPO AKA JOHN A. RESTREPO, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 406 W PARK AVE TAMPA, FL 33602 You are notified that an action to

foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 3, BLOCK 5, WEST HIGHLANDS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 37, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. commonly known as 406W PARK AVENUE, 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 George Zamora of Kass Shuler, P.A., plaintiff's attorney, whose

address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 6/3/2026, (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 accommo-

dation, 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: April 28, 2026. CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (SEAL) By: Jennifer Taylor Deputy Clerk George Zamora Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 246300/2532299/MTS May 15, 22, 2026 26-01658H

SUBSEQUENT INSERTIONS

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-012830 PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. DENNY'S VILLA LITERES; GOODLEAP, LLC; THE UNKNOWN SPOUSE OF DENNY'S VILLA LITERES; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: DENNY'S VILLA LITERES LAST KNOWN ADDRESS: 5110 HALIFAX DRIVE, TAMPA, FL 33615 CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN SPOUSE OF DENNY'S 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 NO. 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. 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 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

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: MRService@mcalla.com Fla. Bar No.: 146803 21-04733FL May 8, 15, 2026 26-01544H

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-

VEZED, 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: MRService@mcalla.com Fla. Bar No.: 146803 25-13235FL May 8, 15, 2026 26-01549H

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-008622 MIRA LAGO 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

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. Frisca, Esquire Florida Bar #12798 Primary: ffrisca@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

SAVE TIME Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE Business Observer FLORIDA'S NEWSPAPER FOR THE C-SUITE LV20906-V12

--- PUBLIC NOTICES ---

SECOND 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, Danette; 0048 - 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, Zhama; 1089 - James, Joseph; 2048 - Dunbar, Tyler; 2079 - Charpentier, Amy; 2126 - Allgoever, George; 2138 - McClure, 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.

01008 - Gunter, Keisha; 01016 - Mulraine, Shaquea; 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, Zeldia; 02118 - Thompson, Tonyata; 02128 - Thompson, Tonyata; 02149 - Saffold, Cierra; 02192 - Glenn, Tiara; 03023 - Cooley, Marcus; 03028 - Rutledge, Sabrina M; 03036 - Edwards, Tolulope A; 03087 - Iglesias, glorias; 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 - Taliadero, Dudley; E147 - PAUL, ROSELLA; G099 - Johnson, Angela; G120 - Mitchell, Thomas

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 291-2473

Time: 10:20 AM

Sale to be held at www.storage-treasures.com.

01008 - Gunter, Keisha; 01016 - Mulraine, Shaquea; 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, Zeldia; 02118 - Thompson, Tonyata; 02128 - Thompson, Tonyata; 02149 - Saffold, Cierra; 02192 - Glenn, Tiara; 03023 - Cooley, Marcus; 03028 - Rutledge, Sabrina M; 03036 - Edwards, Tolulope A; 03087 - Iglesias, glorias; 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 - Taliadero, Dudley; E147 - PAUL, ROSELLA; G099 - Johnson, Angela; G120 - Mitchell, Thomas

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, 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 - Taliadero, Dudley; E147 - PAUL, ROSELLA; G099 - Johnson, Angela; G120 - Mitchell, Thomas

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, 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 - Taliadero, Dudley; E147 - PAUL, ROSELLA; G099 - Johnson, Angela; G120 - Mitchell, Thomas

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, 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 - Taliadero, Dudley; E147 - PAUL, ROSELLA; G099 - Johnson, Angela; G120 - Mitchell, Thomas

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, 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 - Taliadero, Dudley; E147 - PAUL, ROSELLA; G099 - Johnson, Angela; G120 - Mitchell, Thomas

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, 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 - Taliadero, Dudley; E147 - PAUL, ROSELLA; G099 - Johnson, Angela; G120 - Mitchell, Thomas

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, 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 - Taliadero, Dudley; E147 - PAUL, ROSELLA; G099 - Johnson, Angela; G120 - Mitchell, Thomas

(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, Charie; 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, Daymi 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 - Nazzaria, Doctor; 2187 - Alexander, Denise; 2191 - Lewis, Carter; 3029 - Reyes, Ada; 3060 - Mesidor, Markenson; 3090 - Server, Sean; 3109 - Zuckerman, Erik; 3117 - Neal, Gaston; 3126 - Kelly, Nyehsa; 3140 - Rivera, Nicky; 3141 - Simpson, Kacelea; 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, Valenda; 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 - ESQUILLIN, WILFREDO; D028 - Lambert, Jordan; D029 - Maloney, Lorene; D043 - Pate, Nitiha T; D046 - Fedrick, Loranzo; D071 - Gorman, Katherine; D106 - Anderson, Rashad; D126 - NETO, MARIBEL; E007 - Sharpe, Edward; E021 - Harris, Jason; E025 - Williams, Willie; E014 - 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 - Jyash, 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, La'Ya; 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, Carous; 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; 0863I - Coleman, Nadja; 0863M - Follin, 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

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, La'Ya; 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, Carous; 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; 0863I - Coleman, Nadja; 0863M - Follin, 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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 26-CP-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. 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.

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

SECOND 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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS

(summary administration)

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

PROBATE DIVISION

File No. 26-CP-001295

Division 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,	1607 5th Street
and as a beneficiary of the Irmgard a/k/a	Tampa, FL 33605
Irma Schaefer Revocable Trust dated	
September 4, 2019	
WAYNE SCHAEFER, individually and as a	9502 River Cove Dr.
beneficiary of the Irmgard a/k/a Irma	Riverview, FL 33578-4910
Schaefer Revocable Trust dated	
September 4, 2019	
GLENN SCHAEFER, individually and as a	9315 Alice Ln
beneficiary of the Irmgard a/k/a Irma	Riverview, FL 33578
Schaefer Revocable Trust dated	
September 4, 2019	

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

26-01613H

SECOND INSERTION

NOTICE TO CREDITORS

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

FLORIDA

PROBATE 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 decedent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30

DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against 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. Twiggs 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. Roc.

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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE 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 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 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 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. Brannock

308 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

SECOND INSERTION

NOTICE TO CREDITORS

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

STATE OF FLORIDA

PROBATE 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 Twiggs 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 THE DATE OF SERVICE OF A COPY OF THIS NOTICE

ON THEM.

All 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 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 FOREVER BARRED.

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

Personal Representative:

Kellie McCarthy-Hall

2813 Viola Lane

Valrico, Florida 33594

Attorney for Personal Representative:

By: /s/Thomas J. Gallo

Thomas J. Gallo,

THOMAS J. GALLO ATTORNEY, P.A.

Florida Bar No. 0723983

2240 Lithia Center Ln.

Valrico, Florida 33596

Telephone: (813) 815-4529

May 8, 15, 2026

26-01601H

SECOND INSERTION

NOTICE TO CREDITORS

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

PROBATE 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. 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 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 33811

Attorney for Personal Representative:

ELIZABETH G. DEVOLDER, ESQ.

Florida Bar Number: 124666

Counsel 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

SECOND INSERTION

NOTICE OF ACTION

(formal notice by publication)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE 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

SECOND INSERTION

NOTICE TO CREDITORS

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

FLORIDA

PROBATE DIVISION

File No. 26-CP-000071

Division A

IN 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.

Personal 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

SECOND INSERTION

NOTICE TO CREDITORS

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

FLORIDA

PROBATE 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 61012, 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.

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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:
Moriah 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

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at 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 - Raabeim, 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, Tynasha; 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, Nivius 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, Isaiiah; 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, Saterria; 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 - sconiers, 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, Erique; E020 - Heckman, MARIA; E022 - Jackson, Sandra; E036 - Mcginnis, 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, Lawrence; 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, Bustan; D117 - Simmons, Arnold; D130 - garcia, steven; D131 - Shepherd, Marshanee; 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, Jalant; 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, Margienid; 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, Quniya; 0509 - culver, Samuel ; 0510 - Russ, Janese; 0516 - Burney, Amanda; 0520 - CINTRON, Israel; 0521 - Williams, Ameera; 0522 - Jimenez, Jaaziel; 0537 - Burnett, Crystal; 0538 - washington, tracay; 1008 - Chaabiy, 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 - Griffitheth, Gerrode; 1266 - Rollerson, Terri; 1268 - Gonzalez, Karina; 1282 - Bryant Jr., Dwayne; 1301 - Griffin, Courtesan; 1306 - Andrews, Rico; 1323 - Mckay, Jade; 1325 - Kirkland, Khalillah; 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, Whiteley; 1422 - brogle, Kyla; 1441 - Tunstall, Zariyah; 1471 - Allen, Tomarcus; 1473 - chaptman, kevin; 1499 - Jones, Kera; 1501 - Pringle, Taaj; 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 - atherton, Jessica; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0331 - Hausburg, Dartanya; 0341 - Villavencio, 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, Kelicia; D463 - Borrero, Jose ; E524 - Muldowney, Timothy; E544 - Lancaster, Cassidy; F618 - danielss, 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; A03

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION

Case No. 25-CA-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. 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 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. 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 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. Twiggs 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

SECOND 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. 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

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. Twiggs 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

SECOND 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 of 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 cpaandringa@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

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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.storageandtreasures.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

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

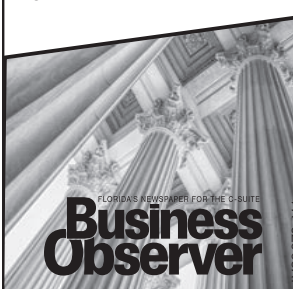
LV18237_V12

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email
legal@businessobserverfl.com



SECOND 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;

UNKNOWN TENANT 1; BELLA 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. Twiggs 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: efling@exllegal.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



Who benefits from legal notices?

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

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

--- ACTIONS ---

SECOND 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

THIRD INSERTION

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

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

TO: CARL MCLELLAN, and any unknown tenants, unknown heirs and spouse, Defendants.

YOU ARE NOTIFIED that an action to foreclose a construction/mechanics lien on real property located in Hillsborough County, Florida legally described as follows:

Lots 13 and 14, Block 2, THOMPSON'S ADDITION TO TAMPA OVERLOOK, according to the map or plat thereof as recorded in Plat Book 19, Page 2, Public Records of HILLSBOROUGH County, Florida. The street address for the property is as follows: 9713 Commerce Street, Tampa, Florida 33612.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy,

the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before May 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 4/22/2026

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

May 1, 8, 15, 22, 2026 26-01460H

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-004129

MORGAN RAE CLARK, Plaintiff, v. DOROTHY EGGLESTON, AS AN HEIR AND BENEFICIARY OF XEN Z. BEELER, DECEASED, AND THE UNKNOWN HEIRS, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING BY, THROUGH OR UNDER THE ESTATE OF XEN Z. BEELER, DECEASED, Defendants.

TO: THE UNKNOWN HEIRS, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING BY, THROUGH OR UNDER THE ESTATE OF XEN Z. BEELER, DECEASED, 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 1/4 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 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.

*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

Plaintiff's 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-003479

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JAMES EVERETT ALLEN A/K/A JAMES EVERET 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, DEWISEES, GRANTEEES, 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 LLP, Cassandra dra 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 demand 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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

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-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

THIRD 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 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, DEWISEES, 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

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

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

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

--- SALES ---

SECOND 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

SECOND 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

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-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

SECOND 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

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-005801
Division D
LAKE MICHIGAN CREDIT UNION,
Plaintiff, v.
SEIDELINE 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 Court 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 SEIDELINE 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.

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 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. 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

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

SECOND 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 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. 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

--- SALES ---

SECOND 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 ed. 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 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 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

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-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, GRANTEEES, 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, GRANTEEES, 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

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-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 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 20 EAST; THENCE 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 MORNINGSIDE 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

SECOND 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

SECOND 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

SECOND 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@rpglaw.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

SECOND INSERTION

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

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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

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:

SECOND 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, ASAAAN 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@fljud13.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

SECOND 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

SECOND INSERTION

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

SECOND 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.

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

SECOND 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@fljud13.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

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: 1-800-955-8770, e-mail: ADA@fljud13.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