

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC NOTICES ---

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Thursday June 18, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

**Location 1: US Storage Centers - Tampa**, located at 1108 Skipper Rd, Tampa, FL, 33613  
K0003 - Kentrelle Hatcher  
B0003 - Nicolette Naomi Divincenzo  
C0014 - Edyd Berrios  
K0013 - Charles Ray Agee  
T0013 - Isabel Belmont

**Location 2: US Storage Centers - Tampa - Hillsborough**, located at 2119 W Hillsborough Ave, Tampa, FL, 33603

2135 - VelDella Rolfe  
B108 - Israel Conde Santiago  
2088 - Zarinabell Gore  
2171 - Jordan Jimenez  
2016 - Yalian Luis Eguies Gonzalez  
1121 - Vanessa Marie Rivera  
C106 - Noemi Vasquez  
1100 - Noemi Vasquez  
3141 - Kenneth JIMENEZ  
D142 - Kacey Johnson  
2147 - Isabel Virilli  
E128 - Fred Young  
D506 - Fred Young  
2129 - william morris  
2055 - Louis Llovio  
3017 - Kelis Tahara Shepard  
C108 - Bailey King  
D141 - Helen Ravelo

May 29; Jun. 5, 2026 26-01879H

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW

###### Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Tom's Got Worms, located at 2612 Amberly Pl, in the City of Seffner, County of Hillsborough, State of FL, 33584, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27 of May, 2026.  
Thomas Neil Allen  
2612 Amberly Pl  
Seffner, FL 33584  
May 29, 2026 26-01931H

#### 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 Boys and Girls Clubs of Greater Tampa Bay Foundation located at 1307 MacDill Ave 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 29th day of May, 2026  
Boys and Girls Clubs of Tampa Bay Foundation, Inc.  
William H. Winters  
May 29, 2026 26-01925H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Ray H. Doyle, Jr. & Associates, Inc. gives notice and intent to sell, for non-payment of storage fees per FL Statutes 715.104, 715.106 & 715.109 for the following vehicles on 06/12/2026 at 8:30AM at 212 E Windhorst Rd, Brandon, FL 33510. Said Property owner reserves the right to accept or reject any and all bids.

1995 MERZ  
VIN#WDBHA28E8SF179978  
by Lilian Cookson Blair and Charles Buddy Brandt  
2012 GMC  
VIN#3GT2P2WE72CG141685 by James Thomas Edwards and Pamela Getchell  
May 29; Jun. 5, 2026 26-01893H

#### FIRST INSERTION

##### Notice of Meeting of the Audit Committee of the Vista DiRoma Community Development District

The Audit Committee for the Vista DiRoma Community Development District ("District") will hold a special meeting on Wednesday, June 10, 2026, at 1:00 p.m. at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. The purpose of the meeting is to review, rank, and provide a recommendation to the Board of Supervisors of the District with respect to proposals for auditing services received pursuant to the District's Request for Proposals for Annual Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by email: Deborah.Wallace@inframark.com. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more committee members will participate virtually. At the above location will be present a speaker so that any committee member or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by audio/visual technology.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager Deborah Wallace with Inframark, via phone at (813) 873-7300 or via email at Deborah.Wallace@inframark.com, at least 48 hours before the meeting. 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 Manager's office.

Any person who decides to appeal any action or decision taken by the committee with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Deborah Wallace, District Manager  
May 29, 2026 26-01873H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. River-view, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 6/18/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

Unit	Name	Contents
B111	Herbert, Daiquan	Appliances, boxes, totes, furniture, sports, outdoors, tools
B123	Giraldo-Gomez, Hector	Appliances
B174	Smith, Michele	Bedding, boxes, bags, totes, clothing
D133	Kane, Eric	Computers, electronics, furniture
D188	Hall, Shanna	Boxes, totes, electronics, kitchenware, furniture, lamps, outdoors, toys
D206	Conger, Raena	Artwork, Photos, Frames, Mattresses, Totes, Clothing, Toys
D208	Culpepper, Ryan	Household Goods
D249	Ramnath, Raseem	Boxes, bags, totes, clothing, children's chairs
D261	Washington, Dashanti	Boxes, Totes, Furniture, Kitchenware
A227	Gonzalez, ana	Files, boxes, bags, totes, clothing, electronics, outdoors
A237	Cardenas, Bryan	Baby items, boxes, totes, clothing, electronics, furniture, outdoor, toys
A360	Ortega, Marina	Appliances, boxes, bags, totes, clothing, electronics, outdoors
A063	Wilson, Tatiyana	Boxes, toys
A201	Anderson, Kayla	Appliances, boxes, bags, totes, computers, electronics, furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390.

May 29; Jun. 5, 2026 26-01875H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 06/18/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

Unit	Name	Contents
126	Nicholas Mcsweeney	Boxes, furniture sports equipment
221	Precious Williams	Furniture, appliances
343	Giselle Cortinas	Furniture, boxes
405	Lazaro Hernandez	Construction items
626	Devin Bell	Furniture, artwork, boxes
732	Johnathan Kenyon	Sports items, boxes
879	Efilly Ortiz	Furniture, boxes, collectibles

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.

May 29; Jun. 5, 2026 26-01876H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 06/22/2026 AT 08:00 AM THE FOLLOWING VEHICLE(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: TOYS AUTO SHOP INC 1C6RREJT8NN291691 2022 RAM 1500 13179.65/ 1FTFW3L57SFB69045 2025 FORD 150 20096.46/ TEL:813-697-1791 MV: MV99983 LOCATION: 9507 N TRASK ST STE C, TAMPA, FL 33624/

NAME: AG GOLD AUTO SALES LLC 1C4RDHGD1NC202983 2022 DODG DURANGO 15847.48/ 3N1AB8DV2SY367951 2025 NISS SENTRA 13826.40/ 1C6RRFFGPN529182 2023 RAM 1500 16822.46/ 1N4BL4EW8RN392543 2024 NISS ALTIMA 12775.18/ TEL:813-697-1791 MV: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/

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 29, 2026 26-01894H

#### FIRST INSERTION

##### PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Park Creek Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: 7/9/2026  
TIME: 6:00:00 PM  
LOCATION: Fairfield Inn & Suites  
10743 Big Bend Road  
Riverview, FL 33579

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

##### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Types	Total # of Units	EAU/ERU Factor	FY 26 O&M Assessment	FY 26	Proposed FY 27 O&M Assessment	FY 27
50s	176	1.0	\$1,592.63	\$280,302.64	\$1,751.89	\$308,333.05
60s	155	1.2	\$1,911.15	\$296,228.92	\$2,102.27	\$325,851.98
70s	11	1.4	\$2,229.68	\$24,526.48	\$2,452.65	\$26,979.14
<b>Total</b>	<b>342</b>			<b>\$601,058.04*</b>		<b>\$661,164.17*</b>
		Less Discounts 4%/Collections 2%		(\$36,063.48)		(\$39,669.85)
		<b>Net Assessment</b>		<b>\$564,994.56</b>		<b>\$621,494.32</b>
						<b>% Change Per Unit 10%</b>

\*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County ("County") Tax Collector on the tax bill. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

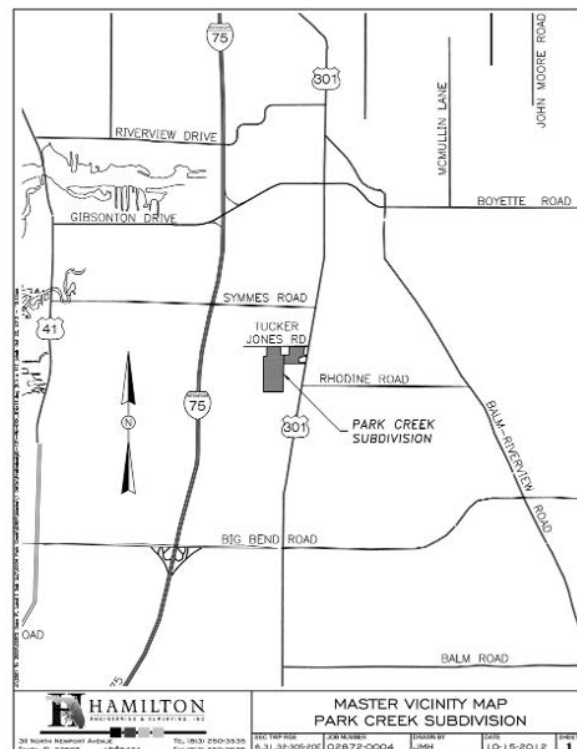
##### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Pl Tampa, FL 33619, (813) 334-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.parkcreekdcd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood, District Manager



May 29, 2026

26-01872H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 6/18/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

Table with 3 columns: Unit ID, Name, and Description of items for sale.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.

May 29; Jun. 5, 2026 26-01877H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 06/18/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Table with 3 columns: Unit ID, Name, and Description of items for sale.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.

May 29; Jun. 5, 2026 26-01878H

FIRST INSERTION

INVITATION TO BID

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

BID #25-15
Rootzone Mix, Raymond James Stadium

BID DUE DATE
Tuesday, June 16, 2026 not later than 10am

Bid packages will be available for distribution on Friday, May 22, 2026. Documents will be available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 18th Day of May 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

May 29, 2026 26-01888H

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 24th day of June, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Kasper, Keith suitcases dog-crate totes tackle box tire fan; Mortara, Kayla toys boxes totes Christmas decorations tv vacuum suitcase; Coward, Michael suitcase sofa ver tapes coffee pot tv stand hoverboard; Walker, Michelle loveseat shelves microwave jewelry box hope chest boxes; Rodriguez, Fabian 2 boxes 1 with a bed frame; Cordero, Norma wood paint sprayer drill tool box door paint; Bitting, Javien TV Stand, Mirror for Dresser, Dressers, Nightstands, NBA Jam Video Game, Mattresses, Bags; Lasserre, Jaelyn 2 pet backpacks; Youngblood, Alicia totes fishing poles Christmas tree crossbow misc.; Smith, Melissa Couch, Loveseat, Chair, Clothes, Boxes, Bags, Totes, Kids Stuff, Heaters, Shoes, Misc. items; Williams, Brandi REFRIDGERATOR, COUCH, FAN, FOLDING CHAIRS, SCREEN ENCLOSURE, BAGS, BOXES, RADIO CONTROLLED CAR, BENCH GRINDER, COOLER, STOVE, MISCELLANEOUS ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.

May 29; Jun. 5, 2026 26-01889H

FIRST INSERTION

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS

The Board of Supervisors of the K-Bar Ranch II Community Development District (the "District") will hold a public workshop on July 13, 2026, at 6:00 p.m. at 10820 Mistflower Lane, Tampa, Florida 33647. The purpose of the public workshop is to discuss matters related to the Fiscal Year 2026/2027 Budget.

The public workshop are open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda may be obtained at the office of the District Manager, located at 255 Primera Blvd, Suite 160, Lake Mary, FL 32746, Phone: (407) 574-3250 ("District Manager's Office"), during normal business hours. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public workshop 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

Patricia Thibault, District Manager
May 29, 2026 26-01912H

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on June 23, 2026, at 6:00 p.m. at, located at the Hammock Club, 13013 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
May 29, 2026 26-01913H

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 173.40 acres known as The Glades at Two Rivers Preserve. The project is located in Pasco/Hillsborough County, Section(s) 5,6,31,32, Township 27,26 South, Range 21 East. The permit applicant is EPGI, LLC whose address is 111 S. Armenia Ave, Suite 201 Tampa, FL 33609. The Permit No. is 43034872.005.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

May 29, 2026 26-01914H

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 HALLOWED located at 6420 Salt Creek Ave 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 23rd day of May, 2026
Dawn Joy Green
May 29, 2026 26-01908H

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 Travel With Jess located at 2210 Snowflake Pl 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 26th day of May, 2026
JPM Synergy LLC
May 29, 2026 26-01926H

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 New Pattern Solutions located at 10810 Boyette RD #433 in the City of Riverview, Hillsborough, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2026
Chisa Christian
May 29, 2026 26-01902H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that JEFFREY LERNER STONE will engage in business under the fictitious name PEOPLE-PLUS, with a physical address 6510 Abaco Dr Apollo Beach, FL 33572, with a mailing address 6510 Abaco Dr Apollo Beach, FL 33572, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 29, 2026 26-01904H

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 A-Rudi Cuellar Lock Company located at 14727 Norwood Oaks, Ste 102 in the City of Tampa, Hillsborough, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2026
Aliado Access Group LLC
May 29, 2026 26-01900H

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 Aguiar Photography located at 16112 Bridgecrossing Drive in the City of Lithia, Hillsborough, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2026
Kenneth J Aguiar
May 29, 2026 26-01901H

FIRST INSERTION

Notice of Meeting of the Audit Committee of the Stonebrier Community Development District

The Audit Committee for the Stonebrier Community Development District ("District") will hold a meeting on Thursday, July 9, 2026, at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL, United States. The purpose of the meeting is to review, rank, and provide a recommendation to the Board of Supervisors of the District with respect to proposals for auditing services received pursuant to the District's Request for Proposals for Annual Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by email: mark.vega@inframark.com. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more committee members will participate virtually. At the above location will be present a speaker so that any committee member or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by audio/visual technology.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager Mark Vega with Inframark, via phone at 813-991-1140 or via email at mark.vega@inframark.com, at least 48 hours before the meeting. 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 Manager's office.

Any person who decides to appeal any action or decision taken by the committee with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Mark Vega
District Manager
May 29, 2026 26-01929H

FIRST INSERTION

Derelict Vessel Publication Notice NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit 1976 Catalina Sailboat FL5705LB, the vessel is wrecked; aground without the ability to extricate itself absent mechanical assistance and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or file@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred.

The date of first publication of this Notice is May 29, 2026.
FWCDLE 167FO (8/22)
May 29; June 5, 2026 26-01919H

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 Black Thoughts Art Gallery, Books, and Records located at 19046 Bruce B Downs Blvd, in the County of Hillsborough, in the City of Tampa, Florida 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 24th day of May, 2026.
ELITE AFFAIRS EXPERIENCE, LLC
May 29, 2026 26-01909H

FIRST INSERTION

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the "Board") of the South Bay Community Development District (the "District") will be held on June 10, 2026, at 1:00 p.m. at the Little Harbor POA Clubhouse, 611 Destiny Drive, Ruskin, FL 33570. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

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

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Brian Young
District Manager
May 29, 2026 26-01927H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 06/27/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

- 3MYDLBZV2GY107653
2016 TOYOT SCION IA
1GLJC6SG0D4207634
2013 CHEVROLET SON
5TEHN72N31Z735269
2001 TOYOTA TACOMA
DOUBLECAB
5TDDKRFHXES010374
2014 TOY HIG
5TFUM5F17DX049082
2013 TOYOTA TUNDRA
DOUBLE CAB SR5
JTJBT20X460110189
2006 LEXUS GX 470
4T3ZK3BB7BU039863
2011 TOYOTA VENZA
5YFBURHE8EP133975
2014 TOYT COROLLA L LE
JTJBT20X860097785
2006 LEXUS GX 470
JTDKN3DU2D5594415
2013 TOYOTA PRIUS
May 29, 2026 26-01887H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Esperow, located at 14824 Oak Vine Dr, in the City of Lutz, County of Hillsborough, State of FL, 33559, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27 of May, 2026.
Fernando Palomo
14824 Oak Vine Dr
Lutz, FL 33559
May 29, 2026 26-01930H

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities.
JUN 23 2026

## --- PUBLIC NOTICES ---

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of USFTGP located at One Tampa General Circle, in the County of Hillsborough, in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 22nd day of May, 2026.  
ACADEMIC MEDICAL GROUP, INC.  
Mark Moseley, MD, President  
May 29, 2026 26-01903H

## 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 Tampa Air Charter located at 4751 Jim Walter Blvd 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 20th day of May, 2026  
Charter Manager, LLC  
May 29, 2026 26-01874H

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Sperber Landscape Services located at 30700 Russell Ranch Rd, Suite 120, in the County of Hillsborough in the City of Westlake Village, CA 91362 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 21 day of May, 2026.  
Sperber Landscape Companies of Central Florida, LLC  
May 29, 2026 26-01924H

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of beinspired.media located at PO Box 89515, in the County of Hillsborough in the City of Tampa, Florida 33689 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 26th day of May, 2026.  
Jennifer Alden  
May 29, 2026 26-01928H

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA IN RE: ESTATE OF JOSEPH GEORGE LANANNA Deceased**

The administration of the estate of JOSEPH GEORGE LANANNA deceased whose date of death was January 16th, 2026, is pending in the Circuit Court of 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 on whom a copy of the notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME 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 this decedent and other persons having claims or demands against decedent's estate must

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN FLORIDA STATUTES SECTION 733.703 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative****Maryann Lananna**

4135 Springway Circle  
Valrico, FL 33596

Attorney for Personal Representative

Milind B Rupani

Email Addresses:

Rupleenlaw@gmail.com

Florida Bar No.: 100372

17892 US Hwy 41 N

Lutz, FL 33549

(727) 807-3385

May 29; Jun. 5, 2026 26-01899H

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA****PROBATE DIVISION****File No. 26-CP-001172****Division A****IN RE: ESTATE OF LINDA JEANNE WARD****Deceased.**

The administration of the estate of LINDA JEANNE WARD, deceased, whose date of death was March 7, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 29, 2026.

**Personal Representative:****VIRGINIA A. FENNER**

11413 Lakeview Drive

Leesburg, Florida 34788

Attorney for Personal Representative:

ANNE SHEFFLER DOUGLASS, ESQ.

Attorney

Florida Bar Number: 0239143

4501 Manatee Ave #229

Bradenton, FL 34209

Telephone: (941) 725-2853

E-Mail: annedouglasslaw@gmail.com

May 29; Jun. 5, 2026 26-01898H

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-001415 IN RE: ESTATE OF MARY LOUISE RATERMAN, Deceased.**

The administration of the estate of MARY LOUISE RATERMAN, deceased, whose date of death was January 2, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. 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 29, 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:

jriviera@hnh-law.com

May 29; Jun. 5, 2026 26-01907H

## 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-001689 In Re: The Estate of CLARK N. MOORE, Deceased.**

The administration of the estate of CLARK N. MOORE, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, 2nd Floor, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative:****Lindsay King Moore**

5619 23rd Ave. S.

Gulfport, FL 33707

Attorney for Personal Representative:

Erin M. Zides, Esq.

Tampa Law Group, P.A.

Florida Bar Number: 95662

15310 Amberly Drive

Suite 250

Tampa, Florida 33647

Telephone: (813) 384-3387

E-mail: erin@mytampalawgroup.com

May 29; Jun. 5, 2026 26-01884H

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001207 IN RE: ESTATE OF TAMMY L. FIELDS, Deceased.**

The administration of the estate of TAMMY L. FIELDS, deceased, whose date of death was December 31, 2025, 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, 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 29, 2026.

**SCOTT P. FIELDS****Personal Representative**

207 Hopewell Manor Road

Plant City, FL 33567

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

ntservice@hnh-law.com

May 29; Jun. 5, 2026 26-01883H

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-CP-001230 IN RE: ESTATE OF DIANA HOTTENROTH, DECEASED.**

The administration of the estate of DIANA HOTTENROTH, deceased, whose date of death was March 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 101, Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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 29, 2026.

**Personal Representative:****MELISSA CULLER**

5858 Central Ave

St. Petersburg, FL 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:

probatecasemgr@brdwlaw.com

May 29; Jun. 5, 2026 26-01906H

## 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-001522 In Re: The Estate of KATHY PALANKO, Deceased.**

The administration of the estate of KATHY PALANKO, deceased, whose date of death was April 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, 2nd Floor, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative:****Darlene Tucker**

1604 Powder Ridge Dr.

Valrico, FL 33594

Attorney for Personal Representative:

Erin M. Zides, Esq.

Tampa Law Group, P.A.

Florida Bar Number: 95662

15310 Amberly Drive

Suite 250

Tampa, Florida 33647

Telephone: (813) 384-3387

E-mail: erin@mytampalawgroup.com

May 29; Jun. 5, 2026 26-01882H

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION CASE NO. 26-CP-001724 Division A IN RE: ESTATE OF ANTONIO FERNANDEZ RODRIGUES, JR. Deceased.**

The administration of the estate of Antonio Fernandez Rodrigues, Jr., deceased, File No. 26-CP-001724, whose date of death was January 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Probate Room 101, 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, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of the first publication of this notice is May 29, 2026.

**Personal Representative:****Chad A. Rodrigues**

7720 Hinsdale Drive

Tampa, FL 33615

## --- ESTATE ---

## 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-001755  
Division: B  
IN RE: ESTATE OF  
John Richard Mahoney  
Deceased.

The administration of the ESTATE OF JOHN RICHARD MAHONEY, deceased, whose date of death was March 26, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 26-CP-001755; the address of which is George Edgecomb Courthouse, 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

VICE 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, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is: May 29, 2026.

**Petitioner:**

**RACHAEL MARIE MAHONEY**  
1455 Saratoga Cir.  
Breinigsville, PA 18031

Attorney for Petitioner:  
JASON C. KAO, ESQUIRE  
Florida Bar No.: 47344  
110 N. Armenia Ave., Suite A  
Tampa, FL 33609  
Tel.: (813) 291-4846  
E-mail: jkao@jasonkaolaw.com  
May 29; June 5, 2026 26-01916H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 26-CP-001740  
IN RE: ESTATE OF  
MICHAEL LEE JENKINS SR.,  
DECEASED.

The administration of the estate of MICHAEL LEE JENKINS SR., deceased, whose date of death was May 1, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

demand is made by a creditor as specified under s. 732.2211.

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

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

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative:**

**PAMELA ANN BLOCKER**

**Personal Representative**

c/o BATTAGLIA, ROSS, DICUS,  
MCQUAID, P.A.

5858 Central Avenue

St. Petersburg, Florida 33707

Attorney for Personal Representative:

C. HUNTER RAWLS, ESQ.

BATTAGLIA, ROSS,  
DICUS & MCQUAID, P.A.

5858 Central Ave.,  
St. Petersburg, FL 33707

(727) 381-2300

FBN: 59432

Primary Email: hrawl@brdwlw.com

Secondary Email: mflah@brdwlw.com

May 29; Jun. 5, 2026 26-01932H

## 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-001591  
Division B  
IN RE: ESTATE OF  
EVA ROSE BREESE a/k/a  
EVA R. BREESE,  
Deceased.

The administration of the estate of EVA ROSE BREESE, also known as EVA R. BREESE, deceased, whose date of death was May 13, 2025; File Number 26-CP-001591, 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 Representatives and 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 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 Representatives have

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 the surviving spouse or a beneficiary 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 29, 2026

**JASON BREESE**

**Personal Representative**

6006 N. Florida Ave., Unite 1421

Tampa, FL 33604

**JUSTUS BREESE**

**Personal Representative**

11863 Darlington Ave., Unit 206

Los Angeles, CA 90049

JAMES P. HINES, JR.

Attorney for Personal Representatives

Florida Bar No. 061492

Hines Norman Hines, P.L.

315 S. Hyde Park Ave.

Tampa, FL 33606

Telephone: 813-251-8659

Email: jhinesjr@hnh-law.com

Secondary Email:

mgreco@hnh-law.com

May 29; June 5, 2026 26-01923H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
CASE NO. 26-CP-001621  
Division: A  
IN RE: ESTATE OF  
MARY CATHERINE FLEMING  
Deceased.

The administration of the Estate of Mary Catherine Fleming, 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 P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

**Personal Representative:**

**Elizabeth Seton Pellegrino**

16 Orchard Street

Bloomington, NJ 07403

Attorney for Personal Representative:

Linda M. Schultz, Esq.

Florida Bar No. 1008259

Daniel Medina, B.C.S.

Florida Bar No. 0027553

MEDINA LAW GROUP, P.A.

425 S. Florida Avenue, Suite 101

Lakeland, FL 33801

Telephone: (863) 682-9730

Fax: (863) 616-9754

E-Mail: linda@medinapa.com;

dan@medinapa.com

Secondary E-Mail:

sam@medinapa.com

May 29; June 5, 2026 26-01918H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001290  
Division A  
IN RE: ESTATE OF  
GEORGE TRAVIS MEAD  
Deceased.

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

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

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

The personal representative has no

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

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

NOTWITHSTANDING THE TIME 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 29, 2026.

**Personal Representative:**

**DAVID A. MEAD**

2479 S. Swallowtail Ln.

Boise, Idaho 83706

Attorney for Personal Representative:

ERIC A. CRUZ

Florida Bar No. 084950

Bivins & Hemenway, P.A.

1060 Bloomingdale Ave.

Valrico, Florida 33596

Telephone: (813) 643-4900

E-mail Addresses:

ecruz@bhpalaw.com,

pleadings@brandonbusinesslaw.com

May 29; June 5, 2026 26-01917H

## --- ACTIONS / SALES ---

## 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.: 2013-CA-007006  
DIVISION: A

**WELLS FARGO BANK, NA,**

**Plaintiff, vs.**

**DEDORAH GAYLE, et al,**

**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 28, 2026, and entered in Case No. 2013-CA-007006 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wells Fargo Bank, Na, is the Plaintiff and, Bahia Lakes Homeowners Association, Inc., Unknown Spouse Of Dedorah Gayle, Deborah Gayle, Unknown Tenant, 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 29, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 283, OF BAHIA LAKES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 79-86, AS AFFECTED BY SURVEYOR'S AFFIDAVIT RECORDED IN BOOK 19909, PAGE 1815, OF THE PUBLIC

RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A 1405 PARKER DEN  
DRIVE, 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.

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 19 day of May, 2026.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Silver Jade Bohn

Florida Bar #95948

Silver Jade Bohn, Esq.

IN/16-015551

May 29; Jun. 5, 2026 26-01896H

## 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. 23-CA-015829

**CITIMORTGAGE, INC.,**

**Plaintiff, vs.**

**ANGIE FERNANDEZ, et al.,**

**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 23, 2026 in Civil Case No. 23-CA-015829 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein CITIMORTGAGE, INC. is Plaintiff and Angie Fernandez, 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 18th day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 40, Block 3, WOODBERRY ESTATES, according to the map or plat thereof as recorded in Plat

Book 44, Page 79, Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP

Attorney for Plaintiff

225 East Robinson Street, Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRService@mccalla.com

Fla. Bar No.: 146803

23-07657FL

May 29; Jun. 5, 2026 26-01891H

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 12-CA-010386

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11 Plaintiff(s), vs.**

**TARA LYNN PATERSON; et al.,**

**Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to the order Granting Motion to Reschedule Foreclosure Sale entered on April 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 24th 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 6, IN BLOCK 12, CHERRY CREEK, UNIT NO. 3, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 13913 Cherry Creek Drive, Tampa, FL 33618

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 COURTS 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:

## --- ACTIONS / SALES ---

## 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.: 25-CA-002686  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3**  
Plaintiff(s), vs.  
**MIDTOWN VENTURE GROUP LLC; SKYLARK APARTMENTS; THE UNKNOWN SPOUSE OF GEBI D. GENEMO; GEBI D GENEMO; JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE**

**NAMED DEFENDANTS;**  
**ANGELINE MUBANG; ERIC MUBANG; FRED MUBANG A/K/A FREDERICK NKOLO MUBANG; JJ MUBANG A/K/A JOHN BONGJOH MUBANG; THE UNKNOWN TENANT IN POSSESSION,**  
Defendant(s).  
TO: JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS  
LAST KNOWN ADDRESS: UNKNOWN  
CURRENT ADDRESS: UNKNOWN  
TO: ERIC MUBANG  
LAST KNOWN ADDRESS: 17933 CAHET ISLE DR., TAMPA, FL 33647  
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:  
PARCEL 3LOT 11 OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE WEST 20.88 FEET OF LOT 4, OF REVISED MAP OF FLOWERS & STUART OAK GROVE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 77, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property address: 917 East 122nd Avenue, Tampa, FL 33612  
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 6 day of May 2026.  
VICTOR CRIST  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: Jennifer Taylor  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

Plaintiff Atty: Padgett Law Group  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 24-010050-2  
May 29; Jun. 5, 2026 26-01895H

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO. 26-CA-004314  
DIVISION: H  
**NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING**  
Plaintiff, v.  
**THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF BRITTNEY LADESSA STALLWORTH A/K/A BRITTNEY STALLWORTH, DECEASED, ET AL.**  
Defendants.  
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF BRITTNEY LADESSA STALLWORTH A/K/A BRITTNEY STALLWORTH, DECEASED  
Current Residence Unknown, but whose last known address was: 603 SHORT STREET, PLANT CITY, FL 33563  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit:

LOTS 10 AND 11, BLOCK 2, NORTH PINEHURST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 27, PAGE 68; SAID LANDS SITUATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

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

ten defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 06/26/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. 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@fjud13.org  
WITNESS my hand and seal of the Court on this day of MAY 21 2026.

Victor D. Crist  
Clerk of the Circuit Court  
(SEAL) By: Patricia Corbin  
Deputy Clerk

eXL Legal, PLLC,  
Plaintiff's attorney,  
12425 28th Street North, Suite 200,  
St. Petersburg, FL 33716  
100001525  
May 29; June 5, 2026 26-01910H

## 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. 23-CA-017319  
**MIDFIRST BANK,**  
Plaintiff, vs.  
**CHRISTOPHER OLIVIER A/K/A CHRISTOPHER A. OLIVIER, et al.,**  
Defendant.  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 21, 2026 in Civil Case No. 23-CA-017319 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Christopher Olivier a/k/a Christopher A. Olivier, 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 22nd day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 8, PIERCE SUBDIVISION, A SUBDIVISION ACCORDING

TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 70, 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: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
23-07925FL  
May 29; Jun. 5, 2026 26-01905H

## 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.: 24-CA-003708  
**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUST,**

Plaintiff, v.  
**BRIAN PETER TROIANO, et al,**  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the January 13, 2025, Final Judgment of Foreclosure entered in Circuit Court Case No. 24-CA-003708 in the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BRIAN PETER TROIANO, is the sole Defendant borrower, and pursuant to a subsequent May 14 2026, Court Order resetting the foreclosure Sale Date, the Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on June 19, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 16, WESTCHASE SECTION "323", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 84, PAGE 62, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10119 PARLEY DRIVE, TAMPA, FL 33626 (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 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.

GHIDOTTI BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Service:  
FCPleadings@ghidottiberger.com  
By: /s/ Anya E. Macias  
ANYA E. MACIAS, ESQ.  
FBN: 0458600  
May 29; June 5, 2026 26-01922H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 24-CA-002702

DIVISION: D  
**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.**  
Plaintiff, -vs.-

**Timothy Miller a/k/a Timothy A. Miller; Pauline I. Miller a/k/a Pauline I. Miller; United States of America Acting Through Secretary of Housing and Urban Development; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-002702 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Timothy Miller a/k/a Timothy A. Miller 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 June 16, 2026, the following described property as set forth in said Final Judgment, to-wit:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN SOUTH 30.0 FEET, RUN THENCE WEST 39.32 FEET; RUN THENCE SOUTH 718.78 FEET; RUN THENCE WEST

268.0 FEET ALONG THE NORTH BOUNDARY OF A 50 FOOT STREET TO A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE WEST 84.0 FEET; RUN THENCE NORTH 120.0 FEET; RUN THENCE EAST 84.0 FEET; RUN THENCE SOUTH 120.0 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
FLEService@logs.com  
For all other inquiries:  
mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
24-330792 FC01 CXE  
May 29; Jun. 5, 2026 26-01886H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 24-CA-003439

**CRF SMALL BUSINESS LOAN COMPANY, LLC,**  
Plaintiff, vs.

**KIM BETTS a/k/a KIM LAMAR BETTS; UNKNOWN SPOUSE OF KIM BETTS a/k/a KIM LAMAR BETTS; AYSIE BETTS; UNKNOWN SPOUSE OF AYSIE BETTS; COMMON INTEREST INVESTMENT GROUP, LLC;**

**CHARLES NEWSOME; VINCENT KEITH MINOR; REGINALD WALKER; NEWTEK SMALL BUSINESS FINANCE, LLC; PANTHER TRACE II HOMESOWNERS' ASSOCIATION, INC.; R&C ROOFING AND CONTRACTING, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS**  
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on April 16, 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 22, 2026 at 10:00 a.m. at http://www.hillsborough.realforeclose.com offer for sale and sell at public outcry to the

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

LOT 16, BLOCK 32, PANTHER TRACE PHASE 2B-3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 11811 Gilmer-ton Dr., Riverview, FL 33579

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 20, 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: service@mtglaw.com  
May 29; Jun. 5, 2026 26-01871H

## 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. 26-CA-002531  
**SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,**  
Plaintiff, vs.  
**MICHAEL RUMBLE, et al.,**  
Defendant.  
To the following Defendant(s):  
RESIDENCE ROOFING  
535 16TH ST  
WEST PALM BEACH FL 33407

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:  
LOT 131, HAWKS POINT PHASE 1A-2-2ND PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGE(S) 250 THROUGH 256, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, 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 6/25/2026 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 May 20, 2026.

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

MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
25-14996FL  
May 29; June 5, 2026 26-01911H

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION  
**CASE NO.: 26-CA-003841**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**JOCELYN KIRSCH; UNKNOWN SPOUSE OF JOCELYN KIRSCH, Defendants.**  
TO: JOCELYN KIRSCH; 11035 BANYAN BREEZE BLVD LAND O LAKES, FL 34638  
UNKNOWN SPOUSE OF JOCELYN KIRSCH; 11035 BANYAN BREEZE BLVD LAND O LAKES, FL 34638

YOU ARE NOTIFIED that an action to foreclose to the following property in Hillsborough County, Florida:  
LOTS 1, 2 AND 3, LESS THE NORTH 35 FEET OF LOT 3, BLOCK 6, E.B. TRASK'S SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 105, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 106 E CALHOUN ST, PLANT CITY, FL 33563.  
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 06/24/2026, 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 MAY 19 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 29; Jun. 5, 2026 26-01867H

## FIRST INSERTION

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

**Case No. 2024-CA-006293**  
**WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL2**  
**Plaintiff vs.**

**DORIS T. SHERMAN; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DORIS T. SHERMAN; JOHN S. SHERMAN; UNKNOWN SPOUSE OF JOHN S. SHERMAN; SERVICE FINANCE COMPANY, LLC; DIAMOND HILL MASTER ASSOCIATION, INC.; DIAMOND HILL SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants**

Notice is hereby given pursuant to the final judgment/order entered on May 20, 2026, in the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:

Lot 71 of Diamond Hill Phase 1B Unit 2, according to the plat thereof as recorded in Plat Book 96, Page(s) 26, of the Public Records of Hillsborough County, Florida

The Clerk of this Court shall sell

the property to the highest bidder for cash, on July 22, 2026, at 10:00 a.m. on Hillsborough County's Public Auction website: [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) in accordance with Chapter 45, Florida Statutes. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
LAW OFFICE OF GARY GASSEL, P.A.  
2191 Ringling Boulevard  
Sarasota, Florida 34237  
(941) 952-9322  
Attorney for Plaintiff  
BY WILLIAM NUSSBAUM III,  
ESQUIRE  
Florida Bar No. 066479  
May 29; Jun. 5, 2026 26-01897H

May 29; Jun. 5, 2026 26-01897H

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

**Case No. 2026-CA-003256**  
**FLORIDA PROPERTY FLIPS, LLC,**  
**Plaintiff, vs-**  
**YVONNE LEACH and LUANA LEACH SANDERSON, and all parties claiming an interest**  
**Defendants**

TO: YVONNE LEACH and LUANA LEACH SANDERSON, and all parties claiming an interest

YOU ARE HEREBY NOTIFIED that an action for Quiet Title has been filed against you and that you are required to

serve a copy of your written defenses, if any, to it on STUART GLENN, Esquire, attorney for Plaintiff, whose address is 1738 Salem Drive, Orlando Florida 32807 on or before 6/18/2026, and file the original with HILLSBOROUGH COUNTY CLERK OF COURT, 800 E. Twiggs Street, Tampa, FL 33602, before service on Defendant or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition. 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 cur-

## FIRST INSERTION

**NOTICE OF ACTION  
FORECLOSURE  
PROCEEDINGS-PROPERTY**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION

**Case #: 25-CA-010861**  
**DIVISION: H**

**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC**  
**Plaintiff, vs.-**

**Philip Buffery; Tabitha Buffery; Birchwood Preserve Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

TO: Unknown Parties in Possession #1: 18928 Willowmore Cedar Drive, Lutz, FL 33558 and Unknown Parties in Possession #2: 18928 Willowmore Cedar Drive, Lutz, FL 33558

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real

property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 46, BIRCHWOOD PRESERVE NORTH PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE(S) 152 THROUGH 158, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 18928 Willowmore Cedar Drive, Lutz, FL 33558.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 6/23/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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) day prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on May 18, 2026.

Victor D. Crist  
Circuit and County Courts  
By: Jennifer Taylor  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

LOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd., Suite 130,  
Boca Raton, FL 33487  
25-333748 FCO1 CXE  
May 29; Jun. 5, 2026 26-01890H

## FIRST INSERTION

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

**CASE NO.: 25-CA-007879**  
**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff, vs.**

**LISA SHIVAN THOMPSON; RALPH JAMES KING, JR.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; CLERK OF COURT & COMPTROLLER OF HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAMPA, FLORIDA; SOUTHFORK LAKES HOMEOWNERS ASSOCIATION, INC., Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant and the Final Judgment of Foreclosure entered on May 19, 2026, in Case No. 25-CA-007879 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and LISA SHIVAN THOMPSON; RALPH JAMES KING, JR.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; CLERK OF COURT & COMPTROLLER OF HILLSBOROUGH COUNTY, FLORIDA; CITY OF TAMPA, FLORIDA; and SOUTHFORK LAKES HOMEOWNERS ASSOCIATION, INC., are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 a.m., on the 21st day of July, 2026, in accordance with Section 45.031, Florida Statutes,

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

LOT 31, BLOCK 2, CARLTON LAKES WEST PHASE 1 AND 2A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 156, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as: 11105 Hudson Hills Ln., Riverview, FL 33579.

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
Dated this 21st day of May, 2026.  
SOKOLOF REMTULLA, LLP  
By: /s/ Matthew Shapanka  
Matthew Shapanka, Esq.,  
Bar No:  
SOKOLOF REMTULLA, LLP  
Counsel for Plaintiff  
1800 NW Corporate Blvd., Ste. 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Matter No.: 25-01579  
May 29; Jun. 5, 2026 26-01892H

## FIRST INSERTION

rent address. (You may file Notice of Current Address, Florida Supreme Court Approved Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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: 5/13/2026  
VICTOR CRIST  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Jennifer Taylor  
DEPUTY CLERK

STUART GLENN, Esquire,  
attorney for Plaintiff,  
1738 Salem Drive,  
Orlando Florida 32807  
May 29; June 5, 12, 19, 2026  
26-01920H

## FIRST INSERTION

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

**CASE NO. 26-CA-003507**  
**ROCKET MORTGAGE, LLC,**  
**Plaintiff, vs.**

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEVIN WISE, DECEASED. et. al. Defendant(s).**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEVIN WISE, 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 35, BLOCK C, LAKE MORLEY TERRACE ESTATES UNIT NO 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE(S) 74, 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 6/22/2026 / (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 14 2026.

VICTOR D. CRIST  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Kimberly Montgomery  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
26-392046  
May 29; Jun. 5, 2026 26-01869H

## 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-008609**  
**LOANDEPOT.COM, LLC,**  
**Plaintiff, v.**

**ROBERT GREGORY WINTERS, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 14, 2026 and entered in Case No. 25-CA-008609 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ROBERT GREGORY WINTERS, et al., 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 30, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE SOUTH 132.50 FEET OF THE NORTH 665.08 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 322.94 FEET THEREOF. TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS OVER AND ACROSS THE WEST 15.00 FEET OF THE NORTH 532.58 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH 1999 REDMAN HOMES SHAD-OWRIDGE, 76 X 31 TITLE NUMBER FLA14614581A & FLA14614581B, MODEL NO.

FLA 662137 AND FLA 662138 and commonly known as: 2414 BROCK ROAD, PLANT CITY, FL 33665 (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 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.

GHDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
Paris Roach, Esq.  
FL Bar No.: 1028751  
fcpleadings@ghdottiberger.com  
May 29; June 5, 2026 26-01921H

## Q&amp;A

**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA  
PROBATE DIVISION  
**FILE NUMBER: 26-CP-001779**  
**DIVISION: A**  
**IN RE: ESTATE OF UTA HOFMANN-KUHN A/K/A UTA HOFMANN KUHN A/K/A UTA H. HOFMANN A/K/A UTA KUHN A/K/A UTA H. KUHN 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 Uta Hofmann-Kuhn a/k/a Uta Hofmann Kuhn a/k/a Uta H. Hofmann a/k/a Uta Kuhn a/k/a Uta H. Kuhn, deceased, file Number 26-CP-001779, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601; that the total cash value of the Estate is \$100.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME AND ADDRESS  
Erich Hofmann  
633 Standing Stone Drive  
Waukesha, WI 53189  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is May 29, 2026.

**Person Giving Notice**  
**/s/ Erich Hofmann**  
**Erich Hofmann**  
633 Standing Stone Drive  
Waukesha, WI 53189  
Attorney for Person Giving Notice  
**/s/ Donald B. Linsky**  
Donald B. Linsky, Esquire  
Donald B. Linsky & Associates, P.A.  
1509 B Sun City Center Plaza  
Sun City Center, FL 33573  
Florida Bar Number 265853  
(813) 634-5566  
May 29; Jun. 5, 2026 26-01933H

FIRST INSERTION

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

**Case Number: 25-CA-011474**  
**PLANET HOME LENDING, LLC**  
**Plaintiff, vs.**  
**ALEKSANDRA MELNIK, et al.,**  
**Defendant(s).**

TO: ALEKSANDRA MELNIK  
LAST KNOWN ADDRESS  
7538 FOREST MERE DRIVE  
RIVERVIEW, FL 33578  
TO: UNKNOWN SPOUSE OF TODD MCNALLY  
LAST KNOWN ADDRESS  
312 W 43RD, ST APT 2K  
NEW YORK, NY 10036

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Palm Beach County, Florida. Commonly known as:

7538 FOREST MERE DRIVE,  
RIVERVIEW, FL 33578.  
Legally Described as:  
LOT 87, BLOCK 25, OAK CREEK PARCEL 1B, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 112, PAGES 262 THROUGH 273, 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 Laura E. Noyes, Esq., the plaintiff's attorney, whose address is 1325 Franklin Ave, Suite 160, Garden City, NY 11530, on or before 30 days from the first date

of publication, 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.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 18th day of May, 2026.

Victor D. Crist,  
CLERK OF THE CIRCUIT COURT  
By: Jennifer Taylor  
Deputy Clerk

Attorney for Plaintiff  
Laura E. Noyes, Esq.  
FBN 65454  
Friedman Vartolo LLP  
1325 Franklin Ave, Suite 160  
Garden City, NY 11530  
Phone: (212) 471-5100  
FL-FCEService@friedmanvartolo.com  
May 29; Jun. 5, 2026 26-01881H

FIRST INSERTION

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

**CASE NO. 26-CA-003917**  
**MORTGAGE ASSETS**  
**MANAGEMENT, LLC,**  
**Plaintiff, vs.**  
**NANCY CRAVEN SCARBOROUGH**  
**A/K/A NANCY C. SCARBOROUGH.**  
**et. al.**  
**Defendant(s).**

TO: NANCY CRAVEN SCARBOROUGH A/K/A NANCY C. SCARBOROUGH, UNKNOWN SPOUSE OF NANCY CRAVEN SCARBOROUGH A/K/A NANCY C. SCARBOROUGH, 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 2, ROSEMOUNT VILLAGE UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47 PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 6/22/2026 /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 MAY 14 2026.

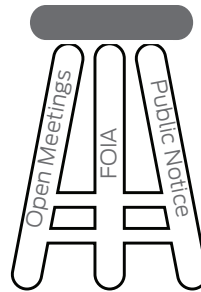
VICTOR D. CRIST  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Kimberly Montgomery  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@rasg.com  
26-387753  
May 29; Jun. 5, 2026 26-01868H

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

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

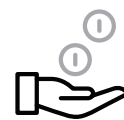


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

# Q&A

## Who benefits from legal notices?

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

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

## Are there different types of legal notices?

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

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

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

## Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

LV18237\_V21

## SUBSEQUENT INSERTIONS

### --- ACTIONS ---

#### FOURTH 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

### --- ACTIONS / SALES ---

#### FOURTH 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 OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.  
CIVIL DIVISION  
CASE NO. 25-CA-008185  
DIVISION:  
RF-Section I

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR TRUMAN 2025 SC11 TITLE TRUST, Plaintiff, vs.**

**JUANITA SEAWRIGHT; UNKNOWN SPOUSE OF JUANITA SEAWRIGHT; UNKNOWN TENANT 1; UNKNOWN TENANT 2; WELLS FARGO BANK, N.A. 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 SPOUSE OF JUANITA SEAWRIGHT  
305 ALFRED STREET  
WEST TAMPA, FL 33603  
Last Known Address  
Current Residence is Unknown

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

LOT 3, AND THE WEST 1/2 OF THE CLOSED ALLEY ABUTTING ON THE EAST, BLOCK 1, CORRECTED MAP OF EL DORADO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 72, 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 6/22/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Diaz Anselmo & Associates, P.A.,  
Plaintiff's attorneys,  
P.O. BOX 19519,  
Fort Lauderdale, FL 33318,  
(954) 564-0071,  
answers@dallegal.com  
1422-226746 / ME2  
May 22, 29, 2026 26-01810H

#### 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-007957  
LOAN FUNDER LLC, SERIES 34835,  
Plaintiff, vs.

**LIGHTHOUSE PARTNERS GROUP, LLC, a Connecticut Limited Liability Company; ANGEL SANTOS, Defendants.**

NOTICE IF HEREBY GIVEN that pursuant to a Default Final Judgment entered on January 26, 2026 in the Civil Case No. 24-CA-007957 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the Clerk of the Court, Victor D Crist, will on JULY 23, 2026 at 10:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com/> in accordance with Chapter 45, Florida Statutes for the following described property situated in Hillsborough County, Florida:

Condominium Parcel No. 4, Phase A, MANCHESTER 1 CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 6067, Page 566 all amendments thereto and Condominium Book 13, Page 32, Public Records of Hillsborough County, Florida together with an undivided interest in the common elements appurtenant thereto.  
Property address: 604 McDaniel Street, Sun City Center, FL 33573  
Parcel Identification Number: 057474-6968

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

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If the sale is set aside for any reason, the Purchase at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to access court facilities or 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. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. Phone: (813) 272-7040 or ADA@fljud13.org

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, one a week for two consecutive weeks, with the last publication being at least 5 days prior to sale.

Dated 20th day of May, 2026.  
Respectfully submitted,  
PRESTIGE LAW FIRM, PLLC  
/s/ Tiffani N. Brown  
TIFFANI N. BROWN, ESQ.  
Florida Bar No. 1008812  
Prestige Law Firm, PLLC  
12574 Flagler Center Blvd., Suite 101  
Jacksonville, FL 32258  
Phone: (850) 312-1323  
Fax: (850) 213-6504  
Primary Email:  
tiffani@prestigelawfl.com  
Secondary Email:  
paralegal@prestigelawfl.com  
Attorneys for Plaintiff  
May 22, 29, 2026 26-01856H

# Q&A

## Are there different types of legal notices?

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

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

LV18237\_V20

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR THE THIRTEENTH JUDICIAL  
CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
**CASE NO.: 26-CP-000915**  
**DIVISION NO.: B**  
**IN RE: ESTATE OF**  
**LETICIA THOMPSON (A/K/A**  
**LETICIA DABALOS THOMPSON),**  
**Deceased.**

The administration of the estate of Leticia Thompson (a/k/a Leticia Dabalos Thompson), deceased, whose date of death was February 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 date of first publication of this notice is May 22, 2026.

**Personal Representative:**  
**Anita Spivey**

(f/k/a Anita Ray Thompson)

1007 S. Telephone Point Rd.

Inverness, FL 34450

Attorney for Personal Representative:

/s/ Dawn Ellis, Esq.

Attorney for Personal Representative

E-mail Address:

Dawn@MyFloridaProbate.com

Florida Bar Number: 091979

My Florida Probate, PA

Dawn Ellis, Esq., for the firm

PO Box 952

Floral City, FL 34436-0952

(352) 726-5444

May 22, 2026

26-01792H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-001264**  
**Division Probate**  
**IN RE: ESTATE OF**  
**TALMADGE LEROY VICKORY, JR**  
**Deceased.**

The administration of the estate of Talmadge Leroy Vickory, Jr, deceased, whose date of death was February 12, 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, 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 22, 2026.

**Personal Representative:**  
**Kimberly Vickory**

4010 Dellbrook Drive

Tampa, FL 33606

Attorney for Personal Representative:

Christina N. Rhaney

E-mail Addresses:

crhaney@kasslaw.com,

esmith@kasslaw.com

Florida Bar No. 1035269

Kass Shuler, P.A.

1604 N. Marion Street

Tampa 33602

Telephone: 813-229-0900

May 22, 29, 2026

26-01852H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026 CP 1450**  
**IN RE: ESTATE OF**  
**JAMES L. BRANCH**  
**Deceased.**

The administration of the estate of James L. Branch, deceased, whose date of death was March 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is POB 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 22, 2026.

**Personal Representative:**  
**Karen Elizabeth Branch**

12388 Berkeley Square Dr.

Tampa, FL 33626

Attorney for Personal Representative:

Patrick L. Smith

Attorney

Florida Bar Number: 27044

179 N US Hwy 27

Suite F

Clermont, FL 34711

Telephone: (352) 204-0305

Fax: (352) 989-4265

E-Mail:

patrick@attorneypatricksmith.com

Secondary E-Mail:

becky@attorneypatricksmith.com

May 22, 29, 2026

26-01849H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000410**  
**Div: B**  
**IN RE: ESTATE OF**  
**JALAYSIA ARIEL CAPERS,**  
**Deceased.**

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

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

All other creditors of the decedent and other 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is May 22, 2026.

**Personal Representative:**  
**Janeiya Williams**

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

2501 Hollywood Blvd. Suite 206

Hollywood, Florida 33020

Telephone: (954)767-3399

Fax: (305) 945-2905

Primary Email:

Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

May 22, 29, 2026

26-01807H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
**(summary administration)**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-001224**  
**IN RE: ESTATE OF**  
**SANDRA LEE BURGE,**  
**aka SANDRA L. BURGE**  
**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 SANDRA LEE BURGE, also known as SANDRA L. BURGE, deceased, File Number 26-CP-001224; 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 20, 2026; that the total value of the estate is \$0.00 comprised of Exempt Protected Homestead Real Property and that the names and addresses of those to whom it has been assigned by such order are:

AARON PAUL 2905 E 18th Ave

BURGE Tampa, FL 33605

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 22, 2026.

**Person Giving Notice:**  
**AARON PAUL BURGE**

2905 E 18th Ave

Tampa, FL 33605

Attorney for Person Giving Notice:

Robert D. Hines, Esq.

Attorney for Petitioners

Email: rhines@hnh-law.com

Secondary Email: rhartt@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 22, 29, 2026

26-01812H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE THIRTEENTH  
JUDICIAL CIRCUIT COURT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000147**  
**IN RE: ESTATE OF**  
**JANICE A. KNOWLTON,**  
**Deceased.**

The administration of the estate of Janice A. Knowlton, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 05/22/2026.

**Personal Representative:**  
**Jennifer Mittler Lee**

16315 Norwood Drive

Tampa, Florida 33624

Attorney for Personal Representative:

/s/ Drew Daddono

Drew Daddono, Esq., Attorney

Florida Bar Number: 111946

1227 North Franklin Street

Tampa, FL 33602

(813) 444-2573

contact@anchortrustmanagement.com

drew@anchortrustmanagement.com

May 22, 29, 2026

26-01805H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL  
CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO.: 26-CP-000913**  
**DIVISION: B**  
**IN RE: ESTATE OF**  
**TASHA MCCRAY COLEMAN,**  
**DECEASED.**

To: Jasmynne Gardner

Address unknown.

YOU ARE NOTIFIED that an action to probate the ESTATE OF TASHA MCCRAY COLEMAN has been filed by MICHAEL K. COLEMAN. You are required to serve a copy of your written

objections, if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before 06/25/26, and file an original with the Clerk of this Court either before service on Petitioners attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.

DATED on 5/18, 2026.

(SEAL) BY: RYAN MARSH

As Deputy Clerk

This instrument was prepared by

Fehintola Oguntebi

1904 West Cass Street

Tampa, Florida 33606

(813) 254-8717

May 22, 29; Jun. 5, 12, 2026

26-01825H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL  
CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO.: 26-CP-000913**  
**DIVISION: B**  
**IN RE: ESTATE OF**  
**TASHA MCCRAY COLEMAN,**  
**DECEASED.**

To: Donald Williams

Address unknown.

YOU ARE NOTIFIED that an action to probate the ESTATE OF TASHA MCCRAY COLEMAN has been filed by MICHAEL K. COLEMAN. You are required to serve a copy of your written

objections, if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before 06/25/26, and file an original with the Clerk of this Court either before service on Petitioners attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.

DATED on 5/18, 2026.

(SEAL) BY: RYAN MARSH

As Deputy Clerk

This instrument was prepared by

Fehintola Oguntebi

1904 West Cass Street

Tampa, Florida 33606

(813) 254-8717

May 22, 29; Jun. 5, 12, 2026

26-01826H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL  
CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO.: 26-CP-000913**  
**DIVISION: B**  
**IN RE: ESTATE OF**  
**TASHA MCCRAY COLEMAN,**  
**DECEASED.**

To: Shantavia Williams

Address unknown.

YOU ARE NOTIFIED that an action to probate the ESTATE OF TASHA MCCRAY COLEMAN has been filed by MICHAEL K. COLEMAN. You are required to serve a copy of your written

objections, if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before 06/25/26, and file an original with the Clerk of this Court either before service on Petitioners attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.

DATED on 5/18, 2026.

(SE

## --- TAX DEEDS / ACTIONS / ESTATE / PUBLIC SALES ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001157  
IN RE: ESTATE OF  
MARIA CARMEN SALGADO  
A/K/A MARIA DEL CARMEN  
LAURA SALGADO NOYA  
A/K/A MARIA C. SALGADO  
A/K/A MARIA DEL CARMEN  
SALGADO A/K/A MARIA  
SALGADO A/K/A MARIA  
SALGADO  
Deceased.

The administration of the estate of Maria Carmen Salgado a/k/a Maria del Carmen Laura Salgado Noya a/k/a Maria C. Salgado a/k/a Maria del Carmen Salgado a/k/a Maria D. Salgado a/k/a Maria Salgado, deceased, whose date of death was January 26, 2026, is pending in the Circuit Court for Hillsbor-

ough 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.

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 22, 2026.

**Personal Representative:**  
**Lorena Giselle Noya**  
7002 S. Kissimmee Street,  
Apt. C  
Tampa, Florida 33616  
Attorney for Personal Representative:  
/s/ Daniel J. Admire  
Daniel J. Admire,  
Attorney  
Florida Bar Number: 1029517  
SULLIVAN ADMIRE & SULLIVAN,  
P.A.  
2555 Ponce de Leon Blvd.,  
Suite 320  
Coral Gables, FL 33134  
Telephone: (305) 444-6121  
Fax: (305) 444-5508  
E-Mail:  
dan.admire@sullivanadmire.com  
Secondary E-Mail:  
cecilia.macpherson@sullivanadmire.com  
May 22, 29, 2026 26-01777H

## SECOND INSERTION

**Notice of public sale pursuant to Florida Statute Section 677-210 ---**

Notice is hereby given that public sale of the following property / vaults will be held at 11:00a.m.(ET) on Tuesday, June 16, 2026 on behalf of All My Sons of Tampa II, LLC dba All My Sons of Tampa North --- Auction will be conducted online only - internet bidding with live audio - www.stamplerauctions.com --- Place of assets: 4410 West Crest Avenue #A - Tampa FL 33614 --- All of personal property remaining on the premises, including, but not limited to household items, furniture, clothing, tools & more belonging to Walter Knowles (7 vaults) --- AUCTIONEER: STAMPLER AUCTIONS / 5412 STIRLING ROAD - DAVIE, FL 33314 / 954.921.8888 --- AB196 - AU295  
May 22, 29, 2026 26-01778H

## 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. 26-CA-001839

**MIDFIRST BANK,**  
**Plaintiff, vs.**  
**JOSE DELGADO, et al.,**  
**Defendants.**  
To: JOSE DELGADO  
6715 SIM BARCO RD, PALMETTO,  
FL 34221-2355  
UNKNOWN SPOUSE OF JOSE  
DELGADO  
6715 SIM BARCO RD, PALMETTO,  
FL 34221-2355

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:

TRACT 226; BEGIN AT THE  
SOUTHEAST CORNER OF  
SECTION 35, TOWNSHIP  
32 SOUTH, RANGE 19 EAST,  
HILLSBOROUGH COUNTY,  
FLORIDA, THENCE SOUTH  
89°22'48" WEST ALONG  
SOUTH LINE OF SAID SECTION  
35, A DISTANCE OF  
333.02 FEET, THENCE  
NORTH 15°25'16.4" EAST  
396.84 FEET, THENCE NORTH  
79°00'00" EAST 66 FEET,  
THENCE NORTHWESTERLY  
100.66 FEET ALONG ARC  
OF CURVE WHOSE RADIUS  
POINT LIES SOUTH 79°00'00"  
WEST 383 FEET, THENCE  
NORTH 21°39'26" EAST 853.02  
FEET, THENCE NORTH  
30°15'02" EAST 1686.57 FEET,  
THENCE NORTH 30°00'00"  
EAST, 295.37 FEET FOR A  
POINT OF BEGINNING,  
THENCE CONTINUE NORTH  
30°00'00" EAST 357 FEET,  
THENCE NORTH 60°00'00"  
WEST 608.64 FEET, THENCE  
SOUTH 30°00'00" WEST  
249.95 FEET TO A POINT OF  
CURVATURE OF A CURVE  
TO THE RIGHT WITH A RADIUS  
OF 250 FEET, THENCE  
110.63 FEET ALONG THE ARC  
OF SAID CURVE, THENCE

SOUTH 60°00'00" EAST  
632.72 FEET TO THE POINT  
OF BEGINNING, ALL LYING  
AND BEING IN SECTION  
36, TOWNSHIP 32 SOUTH,  
RANGE 19 EAST, HILLSBOR-  
OUGH 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 6/18/2026 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 5/13/2026.

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  
25-15163FL  
May 22, 29, 2026 26-01775H

## THIRD 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  
Be&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

## THIRD 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

## THIRD 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.: 0675540000  
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

## THIRD 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  
Catherlynn 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

## THIRD 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

## THIRD 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  
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

## THIRD 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

## THIRD 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

## THIRD 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

**SAVE TIME**  
E-mail your Legal Notice  
legal@businessobserverfl.com

**Business  
Observer**

## --- ACTIONS / SALES / ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA**  
**File No. 26-CP-001043**  
**Division A**  
**IN RE: ESTATE OF**  
**RAFAELA B. SANDOVAL**  
**Deceased.**

The administration of the estate of Rafaela B. Sandoval, deceased, whose date of death was February 20, 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.

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 22, 2026.

**Personal Representative:**

**Blanca-Estela Sandoval**  
12010 Violet Jasper Drive  
Parrish, FL 34219

Attorney for Personal Representative:  
/s/ Robert S. Walton  
Robert S. Walton

Attorney for Personal Representative  
Florida Bar Number: 92129  
Law Offices of Robert S. Walton, PL  
3802 W. Bay to Bay Boulevard, Suite 11  
Tampa, Florida 33629  
Telephone: (813) 434-1960  
Fax: (813) 200-9637  
E-Mail: rob@attorneywalton.com

Secondary E-Mail:  
eservice@attorneywalton.com  
May 22, 29, 2026 26-01842H

## 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-000966**  
**IN RE: ESTATE OF**  
**SUSAN ANNE KATZ-PALMER,**  
**Decedent.**

An Order of Summary Administration of the Estate of Susan Anne Katz-Palmer, Deceased, whose date of death was September 18, 2025; Case Number 26-CP-000966, 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 \$20,001.00. The names and addresses of those to whom the Petitioner has requested for the assets of the Estate to be assigned are Charles Palmer, 15201 Barby Avenue, Tampa, FL 33625, 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 unmaturing, 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.

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

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

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

The date of the first publication of this Notice is May 22, 2026.  
CARR LAW GROUP, P.A.  
Lee R. Carr, II, Esquire  
200 Central Avenue, Suite 400  
St. Petersburg, FL 33701  
Voice: 727-894-7000;  
Fax: 727-821-4042  
Primary email address:  
lcarr@carrlawgroup.com  
Secondary email address:  
pcardinal@carrlawgroup.com  
May 22, 29, 2026 26-01808H

## SECOND INSERTION

**NOTICE OF ACTION  
FORECLOSURE  
PROCEEDINGS-PROPERTY  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA**  
**CIVIL DIVISION**  
**Case #: 26-CA-000983**  
**DIVISION: O**

**Cross-Country Mortgage, LLC**  
**Plaintiff, -vs.-**  
**Terrance Snyder Jr.; Unknown Spouse of Terrance Snyder Jr.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**  
TO: Terrance Snyder, Jr.: 627 Sandy Creek Drive, Brandon, FL 33511 and Unknown Spouse of Terrance Snyder, Jr.: 627 Sandy Creek Drive, Brandon, FL 33511

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following

real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows: LOT 32, BLOCK 2, BLOOMINGDALE SECTION "I" - UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 627 Sandy Creek Drive, Brandon, FL 33511.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 6/12/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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."

WITNESS my hand and seal of this Court on May 7, 2026.

Victor D. Crist  
Circuit and County Courts  
(SEAL) By: Jennifer Taylor  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

LOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd., Suite 130,  
Boca Raton, FL 33487  
25-334534 FC01 CXE  
May 22, 29, 2026 26-01795H

**NOTICE OF ACTION AND  
HEARING TO TERMINATE  
PARENTAL RIGHTS PENDING  
ADOPTION**

IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
FAMILY LAW DIVISION  
**CASE NO.: 25-DR-015172**  
**DIVISION: D**

**IN THE MATTER OF THE  
TERMINATION OF PARENTAL  
RIGHTS FOR THE PROPOSED  
ADOPTION OF:  
A MINOR CHILD**

TO: Willy Miguel Hauyon Ramirez  
or any known or unknown legal or biological father of the female child born on August 25, 2010, to Erika Rios Johnson

Last Known Residence Address: Av. las Flores 276, Apartment 305, San Isidro, Lima, Peru

Last Known Location: Lima, Peru

YOU ARE HEREBY NOTIFIED that a Verified Petition for Stepparent Adoption has been filed regarding a female child born on August 25, 2010, in Lima, Peru, to Erika Rios Johnson. The legal father, Willy Miguel Hauyon Ramirez, is Hispanic, 60 years old, 5' 7" tall, medium to stocky body structure, dark hair, and brown eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any

## SECOND INSERTION

known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Verified Petition for Stepparent Adoption on July 13, 2026, at 11:00 AM EST, before Judge Kelly A. Ayers (Edgecomb Courthouse, 800 E. Twiggs St., Courtroom 408, Tampa, FL 33602). The Court has set aside 15 minutes for the hearing, which will be held via Zoom at the following link: <https://zoom.us/j/5092959300>. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt St., Suite B, Tampa, FL 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 E. Twiggs St., Tampa, FL 33602, (813) 276-8100, on or before June 22, 2026, a date which is not less than 30 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THE OCTOBER 1, 2025, HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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, Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, (813) 272-7040, 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.

Dated at Tampa, Hillsborough County, Florida, this 12 day of May 2026.

VICTOR D. CRIST  
Clerk of the Circuit Court  
(SEAL) By: Jennifer Taylor  
Deputy Clerk

Petitioner's attorney,  
Tate Healey Webster,  
418 W. Platt St., Suite B,  
Tampa, FL 33606-2244,  
(813) 258-3355  
May 22, 29, Jun. 5, 12, 2026

26-01771H

## SECOND INSERTION

**NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA.**  
**CIVIL DIVISION**  
**CASE NO.**

**292025CA000676A001HC**  
**DIVISION: I**  
**RF -Section II**

**NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING,**  
**Plaintiff, vs.**

**JEREMY QUINN QUINTANA;  
ROYAL HILLS HOMEOWNERS  
ASSOCIATION, INC.; COUNTRY  
HILLS 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).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 29, 2026, and entered in Case No. 292025CA000676A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and JEREMY QUINN QUINTANA; ROYAL HILLS HOMEOWNERS

ASSOCIATION, INC.; COUNTRY HILLS 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, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on July 2, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 2, BLOCK E, COUNTRY HILLS EAST UNIT SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE(S) 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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 14, 2026.

By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1496-209510 / GS1  
May 22, 29, 2026 26-01802H

## SECOND INSERTION

**NOTICE OF ACTION  
FORECLOSURE  
PROCEEDINGS-PROPERTY  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA**  
**CIVIL DIVISION**  
**Case #: 26-CA-002033**  
**DIVISION: G**

**Wells Fargo Bank, N.A.**  
**Plaintiff, -vs.-**

**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Elisa Rickner a/k/a Elisa C. Rickner f/k/a Elisa Carrion f/k/a Elisa Carrion Collazo, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Stephanie R. Greenberg; Nancy Dolores Rickner a/k/a Nancy D. Rickner f/k/a Nancy D. Rickner-Cronin f/k/a Nancy D. Rickner Cronin f/k/a Nancy Cronin; Ronald Stacey; Unknown Spouse of Stephanie R. Greenberg; Unknown Spouse of Nancy Dolores Rickner a/k/a Nancy D. Rickner f/k/a Nancy D. Rickner-Cronin f/k/a Nancy D. Rickner Cronin f/k/a Nancy Cronin; Unknown Spouse of Ronald Stacey; Russellwood Condominium Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

TO: Nancy Dolores Rickner a/k/a Nancy D. Rickner f/k/a Nancy D. Rickner-Cronin f/k/a Nancy D. Rickner Cronin f/k/a Nancy Cronin: 802 Oakgrove Drive, Unit 249, Brandon, FL 33510 and Unknown Spouse of Nancy Dolores

Rickner a/k/a Nancy D. Rickner f/k/a Nancy D. Rickner-Cronin f/k/a Nancy D. Rickner Cronin f/k/a Nancy Cronin: 802 Oakgrove Drive, Unit 249, Brandon, FL 33510

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

UNIT 249, RUSSELLWOOD CONDOMINIUM, BLDG G, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS / CONDOMINIUM PLAT BOOK 3, PAGE(S) 43, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; AND ANY AMENDMENTS THERETO; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON ELEMENTS APPURTENANT TO

SAID UNIT IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM.

more commonly known as 802 Oakgrove Drive, Unit 249, Brandon, FL 33510.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 6/12/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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."

WITNESS my hand and seal of this Court on May 7, 2026.

Victor D. Crist  
Circuit and County Courts  
(SEAL) By: Jennifer Taylor  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

LOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd.,  
Suite 130,  
Boca Raton, FL 33487  
25-334714 FC01 WEQ  
May 22, 29, 2026 26-01796H

OFFICIAL  
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## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH FLORIDA  
PROBATE DIVISION  
**FILE NUMBER: 26-CP-001433**  
**DIVISION: A**  
**IN RE: ESTATE OF**  
**DONNA DIANE HADLEY**  
**A/K/A D. DIANE HADLEY**  
**DECEASED**

The administration of the estate of Donna Diane Hadley a/k/a D. Diane Hadley, deceased, whose date of death was March 8, 2026, and whose Social Security Number is XXX-XX-8792, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is May 22, 2026.

**Personal Representative****Donald B. Linsky**

1509-B Sun City Center Plaza  
Sun City Center, FL 33573  
Attorney for Personal Representative  
Donald B. Linsky, Esquire  
Donald B. Linsky & Associates, P.A.  
1509 B Sun City Center Plaza  
Sun City Center, FL 33573  
(813) 634-5566  
Florida Bar Number 265853  
donald@linskylaw.com  
May 22, 29, 2026 26-01833H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.: 2026-CP-001125**  
**Division: A**  
**IN RE: ESTATE OF**  
**BLANCHE MARIE INGRAM,**  
**Deceased.**

The administration of the estate of Blanche Marie Ingram, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The 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 WITH-

IN 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 22, 2026.

**David Victor Ingram**

5320 W. Azele Street,

Tampa Florida 33609

**Personal Representative**

/s/ Michael C. Vandormael  
Michael C. Vandormael, Esq.  
Florida Bar No. 91240  
Jordan D. August  
Florida Bar No. 78918  
Carlton Fields, P.A.  
2 MiamiCentral  
700 NW 1st Avenue, Ste. 1200  
Miami, Florida 33136  
Tele: (305)-530-0055  
Email:  
mvandormael@carltonfields.com  
Email: jaugust@carltonfields.com  
Attorney for Personal Representative  
115484976.v1  
May 22, 29, 2026 26-01850H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.: 26-CP-000527**  
**IN RE: ESTATE OF**  
**VENKO ILIEV LILOV,**  
**Deceased.**

The administration of the estate of VENKO ILIEV LILOV, Deceased, whose date of death was June 08, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is May 22, 2026.

**RABADAN LILOV,****Personal Representative**

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
genesis@srblawyers.com  
May 22, 29, 2026 26-01844H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE THIRTEENTH JUDI-  
CIAL CIRCUIT COURT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-001603**  
**Division: A**  
**IN RE: ESTATE OF**  
**RUTH CORN,**  
**Deceased.**

The administration of the Estate of Ruth Corn, Deceased, whose date of death was October 13, 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 22, 2026.

**Kenneth H. Corn****Personal Representative**

10403 Green Links Drive  
Tampa, Florida 33626  
McFARLAND, GOULD, LYONS,  
SULLIVAN & HOGAN, P.A.  
/s/ Gary W. Lyons, Esq.  
Gary W. Lyons, Esq.  
Attorney for Personal Representative  
Florida Bar No. 268186  
1659 Achieva Way, Suite 128  
Dunedin, Florida 34698  
Telephone: (727) 461-1111  
g Lyons@mglegalteam.com  
probate team@mglegalteam.com  
May 22, 29, 2026 26-01806H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-001541**  
**IN RE: ESTATE OF**  
**THOMAS PAUL GOHS,**  
**Deceased.**

The administration of the estate of THOMAS PAUL GOHS, deceased, whose date of death was August 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

NOTWITHSTANDING THE TIME 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 22, 2026.

**MELISSA SAAVADRA****Personal Representative**

15833 Glenam Drive  
Tampa, FL 33618  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: (813)-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
ntservice@hnh-law.com  
May 22, 29, 2026 26-01809H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.: 26-CP-000572**  
**IN RE: ESTATE OF**  
**MARY ANN TISDALE,**  
**Deceased.**

The administration of the estate of MARY ANN TISDALE, Deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is May 22, 2026.

**JOSEPH TISDALE,****Personal Representative**

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
genesis@srblawyers.com  
May 22, 29, 2026 26-01813H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE THIRTEENTH  
CIRCUIT COURT IN AND FOR  
HILLSBOROUGH COUNTY, STATE  
OF FLORIDA PROBATE,  
GUARDIANSHIP, MENTAL  
HEALTH AND TRUST DIVISION  
**FILE NO: 26-CP-000820**  
**IN RE: ESTATE OF**  
**DORIS WHITE,**  
**Deceased.**

The administration of the Estate of DORIS WHITE, deceased, whose date of death was December 17, 2023, File Number 292026CP000820, is pending in the Circuit Court for HILLSBOROUGH County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

The names and addresses of the proposed 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 22 day of May, 2026.

**KATHY BOLIN****Personal Representative**

Gerald L. Hemness, Jr., Esq.  
Counsel for Personal Representative  
Florida Bar # 67695  
100 Ashley Dr. South, Ste. 600  
Tampa, FL 33602-5300  
(813) 352-2708  
gerald@hemness.com  
May 22, 29, 2026 26-01841H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA PROBATE DIVISION  
**FILE NO.: 26-CP-001432**  
**IN RE: ESTATE OF**  
**UMBERTO SCIMITARRA,**  
**A/K/A ALBERT SCIMITARRA**  
**Deceased.**

The administration of the estate of Umberto Scimitarra, a/k/a Albert Scimitarra, deceased, whose date of death was April 5, 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.

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

The personal representative has no duty to discover whether any property

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

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

NOTWITHSTANDING THE TIME 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 22, 2026.

**Personal Representative:****Mark Scimitarra**

1706 Passage Key Lane  
Ruskin, FL 33570  
Attorneys for Personal Representative:  
Steven L. Hearn, Esquire  
Florida Bar No. 350801  
Frederick L. Hearn, Esquire  
Florida Bar No. 105987  
STEVEN L. HEARN, P.A.  
600 S. Magnolia Avenue, Ste 200  
Tampa, FL 33606  
Telephone: (813) 222-0003  
slh@estatedisputes.com  
flh@estatedisputes.com  
melr@estatedisputes.com  
May 22, 29, 2026 26-01776H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-994**  
**IN RE: ESTATE OF**  
**DHIRAJLAL PADGHAM,**  
**Deceased.**

The administration of the estate of DHIRAJLAL PADGHAM, deceased, whose date of death was December 21, 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. 732.221.

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 22, 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 22, 29, 2026 26-01814H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
**File No. 26-CP-001176**  
**Division A**  
**IN RE: ESTATE OF**  
**JANICE C. LONG**  
**Deceased.**

The administration of the estate of Janice C. Long, deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the

address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

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

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

NOTWITHSTANDING THE

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

The date of first publication of this notice is May 22, 2026.

**Co-Personal Representatives:****Timothy Long**

21 Pyramid Drive, Apartment 504  
Huntington, West Virginia 25705  
**Robert S. Walton**  
3802 W. Bay to Bay Boulevard, Suite 11  
Tampa, Florida 33629

Attorney for Personal Representative:  
/s/ Robert S. Walton  
Robert S. Walton  
Attorney for Personal Representatives  
Florida Bar Number: 92129  
Law Offices of Robert S. Walton, PL  
3802 W. Bay to Bay Boulevard, Suite 11  
Tampa, Florida 33629  
Telephone: (813) 434-1960  
Fax: (813) 200-9637  
E-Mail: rob@attorneywalton.com  
Secondary E-Mail:  
eservice@attorneywalton.com  
May 22, 29, 2026 26-01843H

## --- SALES ---

## SECOND INSERTION

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

CASE NO. 25-CA-006524  
ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC F/K/A  
QUICKEN LOANS INC,  
Plaintiff, vs.  
WANDA SORRENTINI, et al.,  
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 25-CA-006524 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC is Plaintiff and Wanda Sorrentini, 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 11th day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot No. 10, Block No. B Magnolia Green-Phase 1, according to

the Plat thereof as recorded in Plat Book 109, page 17 through 24, 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

25-12333FL  
May 22, 29, 2026 26-01785H

## SECOND INSERTION

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

CASE NO. 24-CA-000539  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF 2 ACQUISITION TRUST,  
Plaintiff, vs.  
ADRIANA IPPOLITO, et al.,  
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 09, 2026 in Civil Case No. 24-CA-000539 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and Adriana Ippolito, 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 12th 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 301 North Rome Retail and Townhomes, according to the Plat thereof as recorded in Plat Book 131, Page(s) 187-188, 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

25-14893FL  
May 22, 29, 2026 26-01786H

## SECOND INSERTION

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

Case No. 26-CC-005688  
THE GRAND RESERVE  
CONDOMINIUMS ASSOCIATION  
AT TAMPA, INC.  
Plaintiff, vs.  
SRINIVASULU KANDUKURU  
and RAJASREE KANDUKURU,  
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-005688 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

Unit 4413 of THE GRAND RESERVE CONDOMINIUM AT TAMPA, FLORIDA, a Condominium, according to the Declaration of Condominium thereto as recorded in Official Records Book 16005, Page 672, of the Public Records of Hillsborough County, Florida.  
PARCEL ID NO.: 024202-9826 ("Property")  
Property Address: 8617 Fancy Finch Drive Dr. Unit 103, Tampa, FL 33614

at public sale, to the highest and best bidder for cash at 10:00 a.m. on July 10, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 19th 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  
10437-131  
May 22, 29, 2026 26-01846H

## SECOND INSERTION

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

CIVIL DIVISION: J  
CASE NO.: 16-CA-002809  
SECTION # RF

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE  
FOR RESIDENTIAL FUNDING  
MORTGAGE SECURITIES I, INC.,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-S2,  
Plaintiff, vs.  
UNKNOWN TENANT (S) 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 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 11 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 29, HERITAGE ISLES PHASE 2A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 107, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
PROPERTY ADDRESS: 18122 PALM BEACH DRIV, TAMPA, FL 33647

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@fjud13.org

Dated this 19 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  
17-01683  
May 22, 29, 2026 26-01832H

## SECOND INSERTION

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

CASE NO. 25-CA-006567  
SELENE FINANCE LP  
Plaintiff, vs.  
ANTHONY DAVID BROWN A/K/A  
ANTHONY D. BROWN; JOALE  
NORRIS; UNKNOWN TENANT 1;  
UNKNOWN TENANT 2; CVI  
SGP-CO ACQUISITION TRUST  
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 14, 2026, in this cause, in the Circuit Court of Hillsborough 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 20, BLOCK 2, BAY CREST PARK UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 4926 STOLLS AVE, TAMPA, FL 33615-4424  
at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on June 16, 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@fjud13.org

Dated at St. Petersburg, Florida this 15 day of May, 2026.

eXL Legal, PLLC  
Designated Email Address:  
efiling@exlegal.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  
1000010847  
May 22, 29, 2026 26-01822H

## SECOND INSERTION

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

CASE NO.: 23-CA-013967  
TRUIST BANK, as successor by  
merger to SUNTRUST BANK,  
Plaintiff, vs.

DONALD RAY MULAC,  
UNKNOWN SPOUSE OF DONALD  
RAY MULAC, UNKNOWN  
TENANT #1, UNKNOWN TENANT  
#2, and all unknown parties claiming  
an interest by, through, under or  
against any Defendant, or claiming  
any right, title, and interest in the  
subject property,  
Defendants.

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered January 7, 2026, and the Order Resetting Foreclosure Sale, entered May 14, 2026, and entered in Case Number: 23-CA-013967 of the Circuit Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and DONALD RAY MULAC, is the Defendant, the Hillsborough County Clerk of the Court, Victor D. Crist, will sell to the highest and best bidder for cash, by electronic sale on-line at https://www.hillsborough.realforeclose.com, beginning at 10:00 o'clock A.M. on the 19th day of June, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

Property Address: 1912 E

Hamilton Ave, Tampa, FL 33610

Property Description:  
The East 30 feet of Lot 23 and the West 40 feet of Lot 24, Block 7, Seminole Crest Estates, according to the map or plat thereof as recorded in Plat Book 33, Page 26, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs 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.

/s/ Arthur Barksdale  
Arthur S. Barksdale, IV, Esq.  
Florida Bar No.: 0040628  
DI MASI | BURTON, P.A.  
801 N. Orange Avenue, Suite 500  
Orlando, Florida 32801  
Ph (407) 839-3383 Fx (407) 839-3384  
Primary E-Mail:  
jdlaw@orlando-law.com  
Attorneys for Plaintiff  
May 22, 29, 2026 26-01811H

## SECOND INSERTION

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

CIVIL DIVISION:  
CASE NO.: 25-CA-006551

LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.

GABRIELA MARTINEZ GEYER  
A/K/A GABRIELA MARIA  
MARTINEZ GEYER A/K/A  
GABRIELA M. MARTINEZ A/K/A  
GABRIELA MARTINEZ;  
UNKNOWN SPOUSE OF  
GABRIELA MARTINEZ GEYER  
A/K/A GABRIELA MARIA  
MARTINEZ GEYER A/K/A  
GABRIELA M. MARTINEZ A/K/A  
GABRIELA MARTINEZ;  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT; EXPERT  
INC; ARLEY HOME SOLUTIONS,  
LLC; SERVICE FINANCE  
COMPANY, LLC; UNKNOWN  
TENANT #1 AND UNKNOWN  
TENANT #2, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 8th day of May 2026, in Case No. 25-CA-006551, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff and GABRIELA MARTINEZ GEYER A/K/A GABRIELA MARIA MARTINEZ GEYER A/K/A GABRIELA M. MARTINEZ A/K/A GABRIELA MARTINEZ; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EXPERT INC; ARLEY HOME SOLUTIONS, LLC; SERVICE FINANCE COMPANY, LLC, are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions

at 10:00 AM on the 12th day of June 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16 AND THE WEST 1/2 OF ALLEY ABUTTING, FRANKQUIZ SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH, COUNTY, FLORIDA

Property Address: 3505 N 15TH ST, 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 WITH THE CLERK 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.

Dated this 13th day of May 2026.  
/s/Kimberly George  
Kimberly George, Esq.  
Fla. Bar Number: 134661  
DELUCA LAW GROUP, PLLC  
2101 N.E. 26TH Street,  
Fort Lauderdale, FL 33305  
Phone: (954) 368-1311|  
Fax: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516:  
service@delucalawgroup.com  
25-06623-1  
May 22, 29, 2026 26-01801H

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

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

CASE NO.: 29-2020-CA-000226  
DIVISION: A

NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,  
Plaintiff, vs.

THE UNKNOWN HEIRS,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS  
CLAIMING BY, THROUGH,  
UNDER, OR AGAINST,  
JACQUELINE C. POHL,  
DECEASED, et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 24, 2026, and entered in Case No. 29-2020-CA-000226 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Jacqueline C. Pohl, Deceased, United States of America Acting through Secretary of Housing and Urban Development, Bloomingdale Ridge/Brandon Homeowners' Association, Inc., Cheryl Lynn Pohl aka Cheryl Pohl, 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 22, 2026 the following described property

as set forth in said Final Judgment of Foreclosure:

LOT 35, BLOCK D, BLOOMINGDALE RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.  
A/K/A 6608 NORTHHAVEN COURT 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.

In Accordance with the 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. 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 12 day of May, 2026.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Charline Calhoun  
Florida Bar #16141  
IN/19-016816  
May 22, 29, 2026 26-01790H

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 26-CA-004170**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. SCOTT MICHAEL WATSON, et al., Defendant(s).**  
TO: Scott Michael Watson  
Last Known Residence: 1005 Harefield Cir Sun City Center, FL 33573  
TO: Unknown Spouse of Scott Michael Watson  
Last Known Residence: 1005 Harefield Cir Sun City Center, FL 33573  
TO: Kings Point West Recreational Facilities Rules Association, Inc.  
Last Known Residence: 1904 Clubhouse Drive Sun City Center, FL 33573  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:  
UNIT 43 OF HIGHGATE F CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3961, PAGE(S) 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE

PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 6/16/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 May 11, 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  
ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
1271-121B  
Ref# 17633  
May 22, 29, 2026 26-01845H

## SECOND 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-002106**  
**NEWREZ LLC Plaintiff(s), vs. ALDEAN JERMAINE BLAKE; UNITED STATES OF AMERICA; THE UNKNOWN SPOUSE OF ALDEAN JERMAINE BLAKE; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).**  
TO: ALDEAN JERMAINE BLAKE  
LAST KNOWN ADDRESS: 4439 TARPON DRIVE TAMPA FL 33617  
CURRENT ADDRESS: UNKNOWN  
TO: THE UNKNOWN SPOUSE OF ALDEAN JERMAINE BLAKE  
LAST KNOWN ADDRESS: 4439 TARPON DRIVE TAMPA FL 33617  
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 24, BLOCK 8, DEL RIO ESTATES - UNIT NO. 11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 38 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property address: 4439 Tarpon Drive, Tampa, FL 33617  
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. 23-013580-2  
May 22, 29, 2026 26-01859H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 26-CA-003209**  
**MIDFIRST BANK, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JAVIER NAVAS, DECEASED; et al., Defendant(s).**  
TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under, or against the estate of Javier Navas, deceased  
Last Known Residence: Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:  
LOT 66 OF LANDINGS AT ALAFIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 27 THROUGH 32, 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 AL-

DRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 06/15/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 MAY 08 2026.  
As Clerk of the Court  
(SEAL) By: Patricia Corbin  
As Deputy Clerk  
ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
1485-624B  
Ref# 17449  
May 22, 29, 2026 26-01830H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 26-CA-003861**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JIMMY R. MUSGROVE III A/K/A JIMMY ROBERT MUSGROVE III, et al., Defendants.**  
TO: JIMMY R. MUSGROVE III A/K/A JIMMY ROBERT MUSGROVE III  
5320 ABINGER CT, TAMPA, FL 33624  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
THE NORTH 3 FEET OF LOT 1, AND THE SOUTH 16 FEET OF LOT 2, BLOCK 16, HAMPTON PARK TOWNHOMES - UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 8, 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 6/26/2026, 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org  
WITNESS my hand and the seal of this Court this 19 day of May, 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  
26-01564  
May 22, 29, 2026 26-01858H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 25-CA-011966**  
**PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. EVAN JENNINGS PENNINGTON; CRYSTAL PENNINGTON; THE UNKNOWN SPOUSE OF EVAN JENNINGS PENNINGTON; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).**  
TO: EVAN JENNINGS PENNINGTON  
LAST KNOWN ADDRESS: 12321 WOODLEIGH AVENUE, TAMPA, FL 33612  
CURRENT ADDRESS: UNKNOWN  
TO: THE UNKNOWN SPOUSE OF EVAN JENNINGS PENNINGTON  
LAST KNOWN ADDRESS: 12321 WOODLEIGH AVENUE, TAMPA, FL 33612  
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:  
Lots 17 and 18, Block 67 of TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO. 3 FOREST HILLS, according to the Plat thereof as recorded in Plat Book 27, Pages 51 through 67, of the Public Records of Hillsborough County, Florida. Together with the North 1/2 of vacated Round Pond Avenue abutting Lot 17 along the South per Resolution R87-0181 recorded in Official Records Book County, Florida. Book 5205, Page

1912, Public Records of Hillsborough County, Florida.  
Property address: 12321 Woodleigh Avenue, Tampa, FL 33612  
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. 25-012146-1  
May 22, 29, 2026 26-01860H

## SECOND INSERTION

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY**  
IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**Case #: 26-CC-011160**  
**DIVISION: O**  
**PNC Bank, National Association Plaintiff, vs.- Gertrudis Garcia; Randy Villanueva a/k/a Randy Villanueva; Richard H. Barreda; Unknown Spouse of Gertrudis Garcia; Unknown Spouse of Randy Villanueva a/k/a Randy Villanueva; Unknown Spouse of Richard H. Barreda; 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)**  
TO: Unknown Parties in Possession #1: 7308 Sequoia Drive, Tampa, FL 33637  
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.  
YOU ARE HEREBY NOTIFIED that

an action has been commenced to foreclose a mortgage on the following real property, lying and being situated in Hillsborough County, Florida, more particularly described as follows:  
LOT 4, BLOCK A, OF TEMPLE PARK, UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
more commonly known as 7308 Sequoia Drive, Tampa, FL 33637.  
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
"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."  
WITNESS my hand and seal of this Court on the day of, 2026.  
Victor D. Crist  
Circuit and County Courts  
By: Deputy Clerk  
LOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd., Suite 130,  
Boca Raton, FL 33487  
26-335114 FC01 NCM  
May 22, 29, 2026 26-01797H

## 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-000632**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF GS MORTGAGE-BACKED SECURITIES TRUST 2024-RPL4 Plaintiff, vs. GLORIA C. WASHINGTON, et al. Defendants.**  
TO: UNKNOWN SPOUSE OF GLORIA C. WASHINGTON  
LAST KNOWN ADDRESS  
18819 DUQUESNE DRIVE TAMPA, FL 33647  
GLORIA C WASHINGTON  
LAST KNOWN ADDRESS  
18819 DUQUESNE DRIVE TAMPA, FL 33647  
You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:  
LOT 3, BLOCK 8, THE PROMENADE TOWNHOMES AT WEST MEADOWS, AC-

CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 93-1 THROUGH 93-9, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
commonly known as 18819 DUQUESNE DRIVE, TAMPA, FL 33647 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 6/11/2026, (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. 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 6, 2026.  
CLERK OF THE COURT  
Honorable Victor D. Crist  
800 Twiggs 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  
320250/2532412/and  
May 22, 29, 2026 26-01854H

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 25-CA-007362**  
**SECTION # RF**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DEANNA SEIBEL; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; SYNCHRONY BANK; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF DEANNA SEIBEL; 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 10 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/2 OF LOT 1 IN BLOCK 2 AND THE NORTH 1/2 OF THE ALLEY ABUTTING THEREON IN MERRIAMS SUBDIVISION, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 19 EAST.  
PROPERTY ADDRESS: 2506 N 12TH STREET, TAMPA, FL 33605  
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 accommo-

ation, 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 14 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  
25-03024  
May 22, 29, 2026 26-01820H

--- SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 25-CA-006136 AMWEST FUNDING CORP, Plaintiff, v. 9715 BELVEDERE LLC, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 11, 2026 and entered in Case No. 25-CA-006136 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein STEPHANIE GARCIA AND 9715 BELVEDERE 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 4, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE NORTH 120 FEET OF THE SOUTH 270 FEET OF THE EAST 250 FEET OF THE WEST 415 FEET OF THE EAST 3/8 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE EAST 115 FEET THEREOF.

and commonly known as: 9715 BELVEDERE DR, SEFFNER, FL 33584 (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 BE IMPORTANT

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

GHDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161

Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith

Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230

Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454

Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855

Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799

Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com

May 22, 29, 2026 26-01803H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 25-CA-010555 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. CHRISTINA MARTINEZ, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 14, 2026 and entered in Case No. 25-CA-010555 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein CHRISTINA MARTINEZ, 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 10, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 36, VALHALLA PHASE 3-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 69 THROUGH 85, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4619 BARNSTEAD DRIVE, RIVERVIEW, FL 33578 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60

DAYS AFTER THE SALE. IMPORTANT

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

GHDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161

Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith

Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230

Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454

Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855

Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799

Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com

May 22, 29, 2026 26-01831H

SECOND INSERTION

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

CIVIL DIVISION Case #: 25-CA-004912 DIVISION: F Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company Plaintiff, -vs-

Timothy Thomas Carr; Whitney Ryan Carr; Walden Lake Community Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-004912 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, Plaintiff and Timothy Thomas Carr 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 June 10, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 88, WALDEN LAKE UNIT 26, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGES

15-1 THROUGH 15-10, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487

Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707

For Email Service Only: FLEService@logs.com For all other inquiries: mtebbi@logs.com

By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876

25-332847 FCO1 CXE May 22, 29, 2026 26-01800H

SECOND INSERTION

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

CIVIL ACTION CASE NO.: 2024-CA-009290 CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIAM MERCADO AKA WILLIAM T. MERCADO, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 5, 2026, and entered in Case No. 2024-CA-009290 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Carrington Mortgage Services LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, William Mercado aka William T. Mercado, deceased, Carmen Mercado, Wilfredo Mercado, Menio Mercado, Marisa Caceres, Brittany Mercado, William T. Mercado III, Eric Mercado, Destiny Smothers, United States of America Acting through Secretary of Housing and Urban Development, 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 24, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE COUNTY OF HILLS-

BOROUGH, AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WEST 1/2 OF THE WEST 1/2 OF LOT 6 BLOCK 2 OF REVISED MAP OF HOME-STEAD SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 1010 EAST 28TH AVE TAMPA FL 33605

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 12 day of May, 2026. ALBERTELLI LAW P. O. Box 23028

Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171

eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun

Florida Bar #16141 IN/24-034195 May 22, 29, 2026 26-01791H

SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 25-CA-007637 SECTION # RF

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

CARLYNE DESIR; FLINT B. EDWARDS; CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF FLINT B. EDWARDS; WILLOW GROVE AS TRUSTEE UNDER TRUST NO. 12935 WILLOW GROVE DR LAND TRUST DATED 15, APRIL 2024; 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 19 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 174, BELMOND RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE(S) 251 THROUGH 257, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 12935 WILLOW GROVE DR, RIVERVIEW, FL 33579

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@fjud13.org

Dated this 07 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 25-02719 May 22, 29, 2026 26-01804H

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-002877

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs.

RIANNON SIMPKINS A/K/A RIANNON DEE SIMPKINS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2026, and entered in 25-CA-002877 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the Plaintiff and RIANNON SIMPKINS A/K/A RIANNON DEE SIMPKINS; UNKNOWN SPOUSE OF RIANNON SIMPKINS A/K/A RIANNON DEE SIMPKINS 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 June 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 1, NORTH POINTE UNIT III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 56, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 13923 CAPITOL DR, TAMPA, FL 33613

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@fjud13.org

Dated this 18 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

24-215559 - MaS May 22, 29, 2026 26-01840H

SECOND INSERTION

AMENDED 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., are defendants. Victor Crist, Clerk of Circuit Court and Comptroller 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,

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. Victor Crist, Clerk of Circuit Court and Comptroller 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 ; 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 anvan 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 pwoblem pou w tande oubyen pale, rele 711.

Dated this 20th 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/ J. Anthony Van Ness

J. Anthony Van Ness, Esq. Florida Bar #: 391832 PHH18024-23/sap May 22, 29, 2026 26-01866H

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com Business Observer