

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FLS FUNDING located at 301 W PLATT ST, Suite 705 in the City of TAMPA, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of June, 2026
AWESOME SAUCE FINANCIAL LLC
Dorina Hart
June 12, 2026 26-02036H

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 Pawcasso Grooming and Pawcasso Bead & Bark Co. located at 10936 Lavon Creek Dr 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 4th day of June, 2026
Andrea Bogner
June 12, 2026 26-02047H

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 Woods Trial Firm located at 110 North 11th Street, 2nd Floor, in the County of Hillsborough in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hillsborough County, Florida, this 8th day of June, 2026.
KEVIN B. WOODS, PLLC
June 12, 2026 26-02074H

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 Mike on the Corner located at 18313 Oriole St, in the County of Hillsborough, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lutz, Florida, this 04 day of June, 2026.
Michael Lindsey
June 12, 2026 26-02038H

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 Payless For Solar located at 4115 Garden Ln, in the County of Hillsborough, in the City of Tampa, Florida 33610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 05th day of June, 2026.
LEADS XCLUSIVE LLC
June 12, 2026 26-02063H

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 ABIDE (Academics Built In Discipleship and Excellence) Homeschool Group located at PO Box 513 in the City of Lutz, Hillsborough, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of June, 2026
Grace Family Home School Group of North Tampa, Inc.
Christy Taubbee
June 12, 2026 26-02054H

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 Mockingbird Media located at 407 W North Bay Street in the City of Tampa, Hillsborough, FL 33603 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of June, 2026
Grant Hawks
Grant Hawks
June 12, 2026 26-02064H

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 Proxcon Consulting located at 6509 N. Himes Ave, Suite A in the City of Tampa, Hillsborough, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of June, 2026
Powell Samountry
Powell Samountry
June 12, 2026 26-02035H

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 Lanterra located at 5929 Cherry Oak Drive in the City of Valrico, Hillsborough, FL 33596 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of June, 2026
TROY BOELKE
TROY BOELKE
June 12, 2026 26-02048H

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 Oliveros Law located at 5401 W. Kennedy Blvd., Suite 100 in the City of Tampa, Hillsborough, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of June, 2026
Andres N. Oliveros, P.A.
Andres N. Oliveros
June 12, 2026 26-02049H

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 Oasis Private Collection located at 3225 S. MacDill Ave, Ste 129-252 in the City of Tampa, Hillsborough, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of June, 2026
Oasis Collections II, LLC
June 12, 2026 26-02037H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that THE CHARMED CAT SWEETS LLC, desiring to engage in business under the fictitious name The Charmed Cat Sweets located at 15109 N 12th St, Lutz, FL 33549, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
June 12, 2026 26-02039H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
NOTICE IS HEREBY GIVEN THAT ON 07/06/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.
NAME: AG GOLD AUTO SALES LLC 1GKS1BKC2HR173555 2017 GMC 12478.89/ 1GTG5CEN3N1273022 2022 GMC 12862.40/ TEL:813-697-1791 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/
TMT AUTO REPAIR LLC WV2ZB025XLH046338 1990 VOLK 2074.12 TEL:813-697-1791 MV#:MV109899 LOCATION: 4402 DEVONSHIRE RD TAMPA, FL 33634/
FONTENANCY AUTO REPAIR LLC 1C4BJWDG6FL693678 2015 JEEP 8658.79 TEL:813-697-1791 MV#:MV112428 LOCATION: 10202 WESTBRANCH CT, TAMPA, FL 33615/
FERRER BODY SHOP LLC H54K008815 1954 CHEV 1982.04 MV#:MV114292 LOCATION: 14747 N NEBRASKA AVE, TAMPA, FL 33613/
June 12, 2026 26-02053H

FIRST INSERTION
PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
Draft Air Permit No. 0570460-050-AC
James Hardie Building Products, Inc.
Plant City Facility
Hillsborough County, FL

Applicant: The applicant for this project is James Hardie Building Products, Inc. The applicant's authorized representative and mailing address is: Brian Solheim, 809 South Woodrow Wilson Street, Plant City, FL 33563.

Facility Location: James Hardie Building Products, Inc. operates the existing Plant City Facility, which is located in Hillsborough County at 809 South Woodrow Wilson Street, Plant City, FL 33563.

Project: This permit authorizes the operation of the existing fourteen autoclaves without the blowdown system to accommodate routine maintenance activities. This project will result in an increase in potential to emit volatile organic compounds and hazardous air pollutants. James Hardie Building Products, Inc. will remain a Synthetic-Minor source of PM, VOC, Methanol, and HAPS emissions.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/ mailing address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is 813-627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that the project will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

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 scoreboard hoists at Raymond James Stadium.
BID #25-16
Scoreboard Hoists, Raymond James Stadium
MANDATORY PRE-BID CONFERENCE
Thursday, June 18, 2026 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)
BID DUE DATE
Tuesday, June 30, 2026 not later than 10am
Bid packages will be available for distribution on Thursday, June 4, 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 1st Day of June 2026.
/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
June 12, 2026 26-02033H

FIRST INSERTION
Public Notice
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 940437 from Hazel Street Capital, LLC, located in Tampa, FL containing Folio # 161014.4015. Application received May 05, 2026. Proposed activity: The project consists of three (3) buildings totaling 178,880 SF of warehousing. Project name: Causeway 2.0. Project size: 15.00 Acres. Location: Section(s) 33, Township 29, Range 19, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.
June 12, 2026 26-02034H

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 Bern's Steak House located at 1208 S. Howard Avenue in the City of Tampa, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of June, 2026
Bern's Steak House, Inc.
David Laxer
June 12, 2026 26-02089H

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that 06/26/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1964 SKYL mobile home bearing vehicle identification number 2348 and all personal items located inside the mobile home. Last Tenant: Margaret Colon Wittig a/k/a Margaret Wittigs. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612, (813)-935-3578.
June 12, 19, 2026 26-02109H

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

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

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

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

Mediation: Mediation is not available in this proceeding.

June 12, 2026 26-02059H

FIRST INSERTION
NOTICE OF PUBLIC SALE
Tenant: Walter J. Bukszar, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Walter J. Bukszar and Unknown Party or Parties in Possession. Sale to be held at: Crescent Lake Park, 11222 Crescent Lake Drive, Riverview, Florida 33578, (813)-390-4899.
June 12, 19, 2026 26-02108H

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Palm Bay Community Development District

The Board of Supervisors (the “**Board**”) of the Palm Bay Community Development District (the “**District**”) will hold a public hearing and a meeting Thursday, July 9, 2026, at 9:00 a.m. at the Courtyard by Marriott Tampa located at 4014 Tampa Road, Oldsmar, Florida 34677.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at <https://palmbaycdd.net/> at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at info@palmbaycdd.net or via phone at (561) 571-0010.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Chesley (Chuck) E Adams, Jr., District Manager
June 12, 19, 2026

26-02057H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Forest Brooke Community Development District

The Board of Supervisors (the “**Board**”) of the Forest Brooke Community Development District (the “**District**”) will hold a public hearing and a meeting Wednesday, July 15, 2026, at 6:30 p.m. at Vista Palms Clubhouse located at 5019 Grist Mill Court, Wimauma, Florida 33598.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at <https://www.forestbrookecdd.org/> at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at 813-344-4844.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Jason Greenwood, District Manager
June 12, 19, 2026

26-02026H

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO ADOPT REVISED GENERAL RULES OF PROCEDURE AND POTENTIAL GOLF CART/LSV RULES AND PROCEDURES OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Harbor Bay Community Development District (the “**District**”) on July 16, 2026, during a regular meeting of the District Board of Supervisors beginning at 6:00 PM. The meeting (and public hearing) will occur at the Mira Bay Clubhouse Lagoon Room, 107 Manns Harbor Drive, Apollo Beach, FL 33572.

In accordance with Chapters 120 and 190, Florida Statutes (2026), as amended, the hearing will provide an opportunity for the public and the Board of Supervisors to address and consider amendments to the District's General Rules of Procedure and potential implementation of new Golf Cart/LSV policies/procedures. The proposed changes and new rules may be adjusted at the public hearing pursuant to discussion by the District Board and public comment.

Legal authority for the amendments, and the provisions of the Florida Statutes being implemented, includes but is not limited to Chapters 120 and 190, Florida Statutes, generally, and Sections 190.011, 190.035 and 120.54, Florida Statutes (2026), as amended.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541, Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

Copies of the currently proposed amendments and new policies/procedures may be obtained by contacting the District Manager, Lynn Hayes, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Telephone: 813-994-1001. On the 5th day of June, 2026, a Notice of Rule Development was published in Business Observer.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the District with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Manager at the address and number above.

One or more Board members may participate by telephone. At the above location, there will be present a speaker telephone so that Board members and Staff can attend at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

Lynn Hayes, District Manager
June 12, 2026

26-02024H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Creek Preserve Community Development District

The Board of Supervisors (the “**Board**”) of the Creek Preserve Community Development District (the “**District**”) will hold a public hearing and regular meeting on Monday, July 13, 2026, at 6:00 p.m. at the Creek Preserve Clubhouse located at 16702 Kingman Reef Street, Wimauma, Florida 33598.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at <https://www.creekpreservecdd.com/> at least two days before the meeting or may be obtained by contacting the District Manager's office via email at sstevens@rizzetta.com or via phone at (813) 533-2950.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Sam Stevens, District Manager
June 12, 19, 2026

26-02058H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the West Lake Community Development District

The Board of Supervisors (the “**Board**”) of the West Lake Community Development District (the “**District**”) will hold a public hearing and regular meeting on Wednesday, July 8, 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 public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at <https://www.westlakecdd.com/> at least two days before the meeting or may be obtained by contacting the District Manager's office via email at deborah.wallace@inframark.com or via phone at (813) 873-7300.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Deborah Wallace, District Manager
June 12, 19, 2026

26-02029H

FIRST INSERTION

WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors (“**Board**”) of the Wynnmere West Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: July 22, 2026
TIME: 7:00 PM
LOCATION: Vista Palms Clubhouse
5019 Grist Mill Court
Wimauma, Florida 33598

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://www.wynnmerewestcdd.com>.

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

Any person requiring special accommodations at the public hearing 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 hearing 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.

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

Brian Young, District Manager
June 12, 19, 2026

26-02027H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Ballentrae Hillsborough Community Development District

The Board of Supervisors (the “**Board**”) of the Ballentrae Hillsborough Community Development District (the “**District**”) will hold a public hearing and a meeting Monday, July 6, 2026, at 6:00 p.m. at Ballentrae Clubhouse located at 11864 Thicket Wood Drive, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at <https://www.ballentraehillsboroughcdd.org/> at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at byoung@gms-tampa.com or via phone at 813-344-4844.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Brian Young, District Manager
June 12, 19, 2026

26-02025H

FIRST INSERTION

NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“**Board**”) of the Wynnmere West Community Development District (“**District**”) will hold a regular meeting of the Board of Supervisors on **June 24, 2026, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at www.wynnmerewestcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

Brian Young, District Manager

Governmental Management Services - Tampa, LLC

June 12, 2026

26-02028H

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 a Petition for Formal Determination of Wetlands and Other Surface Waters to serve commercial/business activities on 1.11 acres known as NRP Garrison Flats Project “No Wetland Determination” Application. The project is located in Hillsborough County, Section(s) 8, Township 30 South, Range 18 East. The petitioner is Garrison Flats LLC whose address is 1228 Euclid Ave. 4th Floor Cleveland, OH 44115. The Petition No. is 937571/42047965.001.

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 N, Tampa, FL 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. 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.

June 12, 2026

26-02097H

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Hawkstone Community Development District

The Board of Supervisors (the "Board") of the Hawkstone Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, July 15, 2026, at 3:30 p.m. at the Office of Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at <https://www.hawkstonecdd.org/> at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at sdeluna@rizzetta.com or via phone at 813-533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Type	Total # of Units	EAU Factor	Current Unit Annual O&M Assessment (October 1, 2025 - September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 - September 30, 2027)	Change in Annual Dollar Amount
Assessment Area 1					
Single Family 40'	62	0.80	\$1,153.36	\$1,322.29	\$168.93
Single Family 50'	112	1.00	\$1,441.70	\$1,652.86	\$211.16
Single Family 60'	117	1.20	\$1,730.04	\$1,983.43	\$253.39
Assessment Area 2					
Single Family 60'	4	1.20	\$1,730.04	1,983.43	\$253.39
Single Family 70'	64	1.40	\$2,018.38	\$2,314.01	\$295.63
Assessment Area 3					
Single Family 50'	192	1.00	\$1,441.70	\$1,625.86	\$211.16
Single Family 60'	15	1.20	\$1,730.04	\$1,983.43	\$253.39
Single Family 70'	52	1.40	\$2,018.38	\$2,314.01	\$295.63
Assessment Area 4					
Single Family 40'	122	.80	\$1,153.36	1,322.29	\$168.93
Single Family 50'	185	1.00	\$1,730.04	1,652.86	\$211.16
Single Family 60'	122	1.20	\$1,730.04	1,983.43	\$253.39

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Stephanie DeLuna, District Manager



Clearview
LAND DESIGN, P.L.
1213 E. 6TH AVENUE TAMPA, FLORIDA 33605
(813) 223-3919

Location Map
Hawkstone CDD Boundary
Hillsborough County, Florida



June 12, 2026

26-02070H

FIRST INSERTION

NOTICE TO BIDDERS
THE FRIENDS OF JOSHUA HOUSE FOUNDATION, INC
FACILITY IMPROVEMENTS
1515 MICHELIN COURT, LUTZ, FL 33549

FRIENDS OF JOSHUA HOUSE FOUNDATION, INC. (FoJH) is undertaking a project and seeking a qualified contractor to perform the following scope of work: Improvements located at 1515 Michelin Court, Lutz, FL 33549: Driveway, retention ponds, sidewalk repairs/replacement, and stormwater drainage.

It is FoJH's intent to seek fixed-price, lump-sum bids for all work described in the plans and specifications for the purpose of selecting a contractor for civil / site work. All bid documents can be obtained by email to Nathanael Moore at n.moore@invisionadvisors.com; contact number (813) 435-0318. The agreement type will be AIA A101-2017 (Standard Form of Agreement Between Owner and Contractor).

A mandatory Pre / Bid meeting will be held in person at the project site on **Friday, June 26, 2026, at 10:00 a.m. (EST)** for an overview of the project, followed by a non-mandatory site walk-thru at **11:00 a.m. (EST)** will take place.

All questions and requests for interpretations must be submitted in writing by **Friday, July 3rd, 2026, at 5:00 p.m.** to Nathanael Moore at n.moore@invisionadvisors.com. Addenda, if needed, will be issued by Eric Hendra at Hendra and Associates via email to all registered bidders by **July 10, 2026, by 5:00 p.m.**

The bid submission deadline is **5:00 EST on Friday, July 24, 2026**. Sealed bids can be submitted in person to **1501 W. Cleveland Street, Suite 230, Tampa, Florida 33618, Attn. Nathanael Moore** or via e-mail at n.moore@invisionadvisors.com. Sealed bid envelopes and e-mail subject lines shall be marked "FoJH-Bid for Improvements". Each bid must be completed and submitted in accordance with the instructions to Bidders. Any bids received after the specified time and date will not be considered.

The successful bidder will be notified of the results of the review on or before **Wednesday, August 5th, 2026**.

NOTICE TO BIDDERS / PROSPECTIVE CONTRACTOR(S)

This project is federally funded, in part or whole through the Hillsborough County Affordable Housing Services, with Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As such, bidders must comply with Presidential Executive Order 11246, as amended; Title VII of the Civil Rights Act of 1964 as amended; the Davis-Bacon Act of 1968, as amended; the Copeland Anti-Kickback Act; the Contract Work Hours and Safety Standards Act and all other applicable federal, state and local laws, regulations, and ordinances. All bidders must adhere to 2 CFR 200.317 - 2 CFR 200.326.

For projects funded by the U.S. Department of Housing and Urban Development (HUD), the Build America, Buy America (BABA) Act applies. BABA requires that all iron, steel, and manufactured products constructed materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. Under Section 448.095, Florida Statutes, all contractors and subcontractors on this project are required to use the E-Verify system.

Note that the successful bidder is required to pay workers on these projects the minimum wages as determined in the Wage Determination Decision included in the Bidder's package; and that the contractor must ensure that employees are not discriminated against because of race, color, religion, sex, or national origin.

This project is also Section 3 covered activity. Section 3 requires that job training, employment and contracting opportunities be directed to very low and low income persons or business owners who live in the project's area. The subrecipient and its contractors and subcontractors, where applicable, shall comply with Section 3 of the Housing and Urban Development Act of 1968, incorporated herein by reference, and made a part hereof, with regard to all its requirements, including wage rates paid pursuant to this result of this Agreement. The Subrecipient also agrees to comply with the uniform administrative requirements contained in 24 CFR Part 75.

The Awarding Authority reserves the right to reject any or all general bids, if it be in the public interest to do so, and to reject any bid if it determines that such bid does not represent the bid of a person competent to perform the work as specified or that less than three responsive bids were received and that the prices are not reasonable for acceptance.

June 12, 19, 26, 2026

26-02079H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-1667
Division W
IN RE: ESTATE OF
JOHN LESLIE LYNDALL
A/K/A JOHN L. LYNDALL
Deceased.

The administration of the estate of John Leslie Lyndall a/k/a John L. Lyndall, deceased, whose date of death was February 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Charles E. Lyndall
Personal Representative
1408 East Tomlin Street
Plant City, FL 33563

/s/ Benjamin C. Sperry
Benjamin Sperry
Attorney for Personal Representative
bsperry@sperrylaw-pc.com
Florida Bar No. 84710
1607 South Alexander Street,
Suite 101
Plant City, FL 33563
Telephone: (813) 754-3030
Bcs\C\prob\4493a3.notcred
June 12, 19, 2026 26-02101H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001815
Division B
IN RE: ESTATE OF
ALLAN LEE FLOURO,
aka ALLAN L. FLOURO
Deceased.

The administration of the estate of ALLAN LEE FLOURO, also known as ALLAN L. FLOURO, deceased, whose date of death was December 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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: June 12, 2026.

BRIAN FLOURO
Personal Representative
541 Summer Sails Dr
Valrico, FL 33594

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhart@hnh-law.com
June 12, 19, 2026 26-02098H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillscclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV200878_V28

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2026-CP-001764
DIVISION: A
IN RE: ESTATE OF
SHERRY ELLENA ALLMAN
Deceased.

The administration of the estate of SHERRY ELLENA ALLMAN, deceased, whose date of death was April 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2026-CP-001764; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

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

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

All other creditors of the decedent

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

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 JUNE 12, 2026.

Personal Representative
MARISA JERI ALLMAN

Attorneys for Personal Representative
LINS LAW GROUP, P.A.
D. Michael Lins, Esquire
Florida Bar No.: 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
June 12, 19, 2026 26-02067H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2026-CP-001379
DIVISION: A
IN RE: FRANCES GRABOSKY
Deceased.

The administration of the estate of Frances Grabosky, deceased, whose date of death was March 31, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 26-CP-001379; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida, 33602.

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

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or un-

liquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS JUNE 12, 2026.

Personal Representative
AMY CLEVELAND
4209 Hartwood Lane
Tampa, FL 33618

Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
June 12, 19, 2026 26-02073H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000867
IN RE: ESTATE OF
EDWIN RUPERT WALLISER
Deceased.

The administration of the estate of Edwin Rupert Walliser, deceased, whose date of death was December 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Kathy Hosea

11220 Andy Drive
Riverview, Florida 33569
Attorney for Personal Representative:
V. Ross Spano, Esq.
ROSS SPANO LAW, P.A.
Attorney
Florida Bar Number: 0147923
2004 Thonotosassa Road, Suite 102
Plant City, FL 33563
Telephone: (813) 244-7758
E-Mail: ross@rossspanolaw.com
Sec. E-Mail: isaiah@rossspanolaw.com
June 12, 19, 2026 26-02042H

FIRST 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-001829
IN RE: ESTATE OF
DAVID PAUL GILONE,
Deceased.

The administration of the estate of DAVID PAUL GILONE, Deceased, whose date of death was January 22, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative
JUNE GILONE,

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
June 12, 19, 2026 26-02044H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-1426
IN RE: ESTATE OF
WARREN WARD,
Deceased.

The administration of the estate of WARREN WARD, deceased, whose date of death was January 18, 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: June 12, 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
June 12, 19, 2026 26-02068H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000740
Division A
IN RE: ESTATE OF
ERNEST R. KERNS
Deceased.

The administration of the estate of Ernest R. Kerns, deceased, whose date of death was January 6, 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 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 June 12, 2026.

Personal Representative:
Angela Edwards

4201 N Branch Ave
Tampa, Florida 33603
Attorney for Personal Representative:
J. Frazier Flasher, Esq., Attorney
Florida Bar Number: 1024903
Brown, Huff, Zohar, PLLC
6547 Gunn Hwy
Tampa, FL 33625
Telephone: (813) 776-0031
E-Mail: Frazier@BHZLaw.com
Secondary E-Mail:
Frazier@brownzoharlaw.com
June 12, 19, 2026 26-02069H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001872
Division A
IN RE: ESTATE OF
RAGHAVENDRA R.
VIJAYANAGAR
a/k/a R. R. VIJAY
Deceased.

The administration of the estate of Raghavendra R. Vijayanagar a/k/a R. R. Vijay, deceased, whose date of death was April 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Second Floor, 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 June 12, 2026.

Personal Representative:
Kathleen M. Vijayanagar

2703 Chambray Lane
Tampa, Florida 33611
Attorney for Personal Representative:
MICHAEL D. MILLER, Attorney
Florida Bar Number: 396540
GUNSTER, YOAKLEY & STEWART
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
E-Mail: mdmiller@gunster.com
Secondary E-Mail:
jdurant@gunster.com
Secondary E-Mail:
eservice@gunster.com
June 12, 19, 2026 26-02062H

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-001776
Division: A
IN RE: ESTATE OF
AMBER LEANN STRAYER
Deceased.

The administration of the Estate of AMBER LEANN STRAYER, deceased, whose date of death was March 19, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 12, 2026.

Signed on this 3 day of June, 2026.

M. MICHELLE ROBLES

Personal Representative
7729 Holiday Drive
Sarasota, Florida 34231
M. MICHELLE ROBLES, ESQ.
Attorney for Personal Representative
Florida Bar Number: 283120
Robles Law, P.A.
7729 Holiday Drive
Sarasota, Florida 34231
Telephone: (941) 315-2114
Fax: (941) 827-2988
E-Mail: michelle@robleslawpa.com
Secondary E-Mail:
probate@robleslawpa.com
June 12, 19, 2026 26-02043H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001634
Division Probate
IN RE: ESTATE OF
CHARLES EUGENE TOMLINSON,
Deceased.

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

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
/s/ Shannon Jack

Shannon Jack
229 Summershore Dr
Auburndale, FL 33823
Attorney for Personal Representative:
/s/ James K. Purdy
James K. Purdy
E-Mail Addresses:
jim@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270
June 12, 19, 2026 26-02032H



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

--- 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-001773
Division: B
IN RE: ESTATE OF: VINCENT ESPOSITO, Deceased.
The administration of the estate of VINCENT ESPOSITO, deceased, whose date of death was March 5, 2026, File Number 26-CP-001773, 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 has been served must file their claims with this Court ON OR BEFORE THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §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 June 12, 2026.
MICHAEL T. ESPOSITO
Personal Representative
36913 Taylor Mill Road
Fruitland Park, FL 34731
(352) 461-8504
mike.esposito231@gmail.com
NEAL WEINSTEIN, ESQ.
Attorney for Personal Representative
6416 Jacqueline Arbor Drive
Temple Terrace, FL 33617
(813) 767-4159
nealwesq@hotmail.com
Florida Bar No. 241474
June 12, 19, 2026 26-02066H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 26-CP-001653
IN RE: THE ESTATE OF DEREK BRYAN CALHOUN, Deceased.
The administration of The Estate of DEREK BRYAN CALHOUN, whose date of death was July 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 June 12, 2026
Personal Representative is: BRANDY LA CALHOUN
1505 Bonita Bluff Ct
Ruskin, FL 33570
/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
June 12, 19, 2026 26-02077H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001138
Division: Probate
IN RE: ESTATE OF JACQUELINE DENICE COPELAND
Deceased.
The administration of the estate of JACQUELINE DENICE COPELAND, deceased, whose date of death was February 2, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33610. 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 demand 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 June 12, 2026.
Personal Representative: Theresa Marie Bush
9617 N. Forest Hills Drive
Tampa, Florida 33612
Attorney for Personal Representative: Thomas R. Hales, Esquire
Florida Bar No. 762571
9720 N. Armenia Ave. Ste. J
Tampa, Florida 33612
Telephone: (813) 936-9161
Fax: (813) 936-9163
June 12, 19, 2026 26-02078H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001778
Division A
IN RE: ESTATE OF: FRANCES G. DANIELSON
Deceased.
The administration of the Estate of FRANCES G. DANIELSON, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing 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 WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice is June 12, 2026.
Personal Representative: Lorene K. Morrison
10607 North Altman Street
Tampa, FL 33612
Attorney for Personal Representative: Stephen D. Hayman, Esq.
6605 Gunn Highway
Tampa, FL 33625
FBN: 0113514
Ph: (813) 968-9846
Fax: (813) 963-0864
Primary E-Mail: Stephen@sdhayman.com
Secondary E-Mail: info@sdhayman.com
June 12, 19, 2026 26-02083H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003500
Division B
IN RE: ESTATE OF CAROLE W. ANDERSON, Deceased.
The administration of the estate of CAROLE W. ANDERSON, deceased, whose date of death was August 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: June 12, 2026.
TIMOTHY G. ANDERSON
Personal Representative
213 S. Brevard Ave.
Tampa, FL 33606
James P. Hines, Jr., Esq.
Attorney for Personal Representative
Florida Bar No. 61492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: rharttt@hnh-law.com
Secondary Email: lmartinez@hnh-law.com
June 12, 19, 2026 26-02084H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001343
Division: Probate
IN RE: ESTATE OF LEON NATHANIEL YATES
Deceased.
The administration of the estate of Leon Nathaniel Yates, deceased, whose date of death was March 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 June 12, 2026.
Personal Representative: Lisa D. Yates
6808 South Dauphin Avenue
Tampa, Florida 33611
Attorney for Personal Representative: Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
JackieK@BellLawFirmFlorida.com
June 12, 19, 2026 26-02088H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. Case No.: 26-CP-001860
Division: A
IN RE: ESTATE OF JAMES LEWIS SLATON, Deceased.
The administration of the Estate of James Lewis Slaton, deceased, whose date of death was April 22, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with

the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 12, 2026.
Personal Representative: Marshall Slaton
15739 Berea Drive
Odessa, Florida 33556
Attorney for Personal Representative: Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
June 12, 19, 2026 26-02106H

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026-CP-001598
IN RE: ESTATE OF FRANCES DIANN PENWELL
Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the Estate of FRANCES DIANN PENWELL, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The estate is being administered pursuant to a Petition for Summary Administration.

The names and addresses of the Petitioner and Petitioner's attorney are:
Petitioner:
Jeffrey Tucker
10207 Arbor Side Drive
Tampa, Florida 33647
Attorney for Petitioner: Steven R. Palacio, Esq
Attorney for Petitioner
Florida Bar Number: 1022241
421 Spring Valley Lane
Altamonte Springs, FL 32714
Telephone: (407)276-7814
E-Mail: steven@thepalaciofirm.com
ALL CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE DECEDENT'S ESTATE 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.
NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is June 12, 2026.
Attorney for Petitioner: /s/Steven R. Palacio
Steven R. Palacio, Esq
Attorney for Petitioner
Florida Bar Number: 1022241
421 Spring Valley Lane
Altamonte Springs, FL 32714
Telephone: (407)276-7814
E-Mail: steven@thepalaciofirm.com
June 12, 19, 2026 26-02103H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001483
IN RE: ESTATE OF ANN JUDE CARROLL, Deceased.
The administration of the estate of ANN JUDE CARROLL, deceased, whose date of death was February 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 North Pierce Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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: June 12, 2026.
CAROLYN JEAN BARNES
Personal Representative
1315 Little Alafia Drive
Plant City, FL 33567
CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher and Wilsey, PA
1000 16th Street North
St. Petersburg, FL 33705-1147
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary: eoldja@fisher-wilsey-law.com
June 12, 19, 2026 26-02099H

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001741
Division B
IN RE: ESTATE OF LORRAINE F. RINGS, Deceased.
The administration of the estate of LORRAINE F. RINGS, 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. 732.2211, 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: June 12, 2026.
CYNTHIA M. EDWARDS
Personal Representative
1554 Woodcrest Drive
Wooster, OH 44691
JAMES S. EGGERT
Attorney for Personal Representative
Florida Bar No. 949711
EGGERT FITZPATRICK
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 633-3396
Email: jim@eggfitz.com
Secondary Email: leslie@eggfitz.com
June 12, 19, 2026 26-02100H

--- SALES ---

FIRST INSERTION

**NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2025-CA-000605
Division D
RESIDENTIAL FORECLOSURE
Section I**

**SUNCOAST CREDIT UNION, A
FEDERALLY INSURED STATE
CHARTERED CREDIT UNION
Plaintiff, vs.
MONIQUE SHENALE MCLAIN
A/K/A MONIQUE MCLAIN,
THOMAS LOUIS MCLAIN A/K/A
THOMAS MCLAIN AND
UNKNOWN TENANTS/OWNERS,
Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 3, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 59, BLOCK 24, CYPRESS CREEK PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 292, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 7251 SOMERSET POND DR, RUSKIN, FL 33573; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best

bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on July 14, 2026 at 10:00 AM.

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

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

Dated: June 8, 2026
By: /s/ David Adamian
David Adamian
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
011150/2427684/wll
June 12, 19, 2026 26-02072H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO: 25-CA-002435
RESIDENTIAL INVESTMENT
TRUST V,
Plaintiff, vs.**

**WHITE ACQ, LLC, a Delaware
Limited Liability Company; RIZ
NOORANI; JASON WHITE; SUN
PLUMBING, LLC; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 5th day of May 2026, in Case No. 25-CA-002435, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, RESIDENTIAL INVESTMENT TRUST V, is the Plaintiff and WHITE ACQ, LLC, a Delaware Limited Liability Company; RIZ NOORANI; JASON WHITE; SUN PLUMBING, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, 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 6th day of July 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 3, OAK MONT NO.1, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 40, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 508 BROOKER RD, BRANDON, FL 33511
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 4th day of June 2026.
/s/ Ian Norych
Ian R. Norych, Esq.
Fla. Bar Number: 56615
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
24-06455-1
June 12, 19, 2026 26-02041H

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-012000
HSBC BANK USA, N.A., AS
TRUSTEE FOR THE REGISTERED
HOLDERS OF RENAISSANCE
HOME EQUITY LOAN TRUST
2006-1,
Plaintiff, vs.**

**ELIZABETH A. HUMPHREY
A/K/A ELIZABETH HUMPHREY;
UNKNOWN SPOUSE OF
ELIZABETH A. HUMPHREY
A/K/A ELIZABETH HUMPHREY,
Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated May 28, 2026, and entered in Case No. 25-CA-012000 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Trust 2006-1, is Plaintiff and Elizabeth A. Humphrey a/k/a Elizabeth Humphrey; Unknown Spouse of Elizabeth A. Humphrey a/k/a Elizabeth Humphrey, are Defendants, the Office of the Clerk of Victor D. Crist, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 29th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 3 OF FIFTEENTH STREET SITES, ACCORDING TO MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 46 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1517 East Mcbery Street, Tampa, Florida 33610
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 6/5/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 24-400384
June 12, 19, 2026 26-02061H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-006960
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.**

**ADAM MICHAEL BRACY;
UNKNOWN SPOUSE OF ADAM
MICHAEL BRACY; THE
VILLAGES OF OAK CREEK
MASTER ASSOCIATION, INC.;
UNITED STATES OF AMERICA,
ACTING ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 29, 2026 and entered in Case No. 25-CA-006960, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ADAM MICHAEL BRACY; UNKNOWN SPOUSE OF ADAM MICHAEL BRACY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; THE VILLAGES OF OAK CREEK MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00

A.M., on July 2, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 7, PARKWAY CENTER SINGLE FAMILY PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 3rd day of June 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00723 NML
V6.20190626
June 12, 19, 2026 26-02031H

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-001374
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE
FOR LB-TREEHOUSE SERIES VI
TRUST,
Plaintiff, v.**

**OLIVER WAGNER NOEL, JR.,
et al,
Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 18, 2025 and entered in Case No. 25-CA-001374 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein OLIVER WAGNER NOEL, JR., 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 July 7, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 8, APOLLO BEACH UNIT ONE, PART ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 40-1 THROUGH 40-6, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 520 FAIRHOPE DR, APOLLO BEACH, FL 33572 (the "Property").

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
June 12, 19, 2026 26-02051H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CASE NO.: 25-CA-004560
KIAVI FUNDING, INC,
Plaintiff, v.**

**EMPIRE PROPERTY
MAINTENANCE, L.L.C., A
MICHIGAN LIMITED LIABILITY
COMPANY; DEANTE LEE;
PELICAN POINTE TOWNHOMES
PROPERTY OWNERS
ASSOCIATION, INC.; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 5, 2026 entered in Civil Case No. 25-CA-004560 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KIAVI FUNDING, INC, Plaintiff and EMPIRE PROPERTY MAINTENANCE, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY; DEANTE LEE; PELICAN POINTE TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on July 7, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 3 AND 20, PELICAN POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 32, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 118 2nd St

NW, 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.

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.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Weinstein
Jordan Weinstein, Esq.
FBN: 1039538
File No: 3843.000208
June 12, 19, 2026 26-02046H

FIRST INSERTION

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

**CASE NO. 25-CA-006412
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.**

**JONATHAN P. AXEL, TRUSTEE OF
THE CORAL S. AXEL REVOCABLE
TRUST AGREEMENT OF 2000
DTD 5-10-2000, CORAL S. AXEL,
TRUSTEE OF THE CORAL S. AXEL
REVOCABLE TRUST AGREEMENT OF 2000 DTD 5-10-2000,
JONATHAN P. AXEL,
INDIVIDUALLY, AND CORAL S.
AXEL, INDIVIDUALLY, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 27, 2026, and entered in 25-CA-006412 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and JONATHAN P. AXEL, TRUSTEE OF THE CORAL S. AXEL REVOCABLE TRUST AGREEMENT OF 2000

DTD 5-10-2000; CORAL S. AXEL, TRUSTEE OF THE CORAL S. AXEL REVOCABLE TRUST AGREEMENT OF 2000 DTD 5-10-2000; JONATHAN P. AXEL, INDIVIDUALLY; CORAL S. AXEL, INDIVIDUALLY; UNKNOWN BENEFICIARIES OF THE CORAL S. AXEL REVOCABLE TRUST AGREEMENT OF 2000 DTD 5-10-2000; VINEYARDS HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 2, VINEYARDS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 610 VINTAGE WAY, BRANDON, FL 33511

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

IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in

a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
Dated this 9 day of June, 2026.

By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
25-277922 - MaS
June 12, 19, 2026 26-02087H

FIRST INSERTION

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

**CASE NO.: 24-CC-036497
WEST COAST SERVICING, INC,
Plaintiff, v.**

**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN, BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF
BEVERLY ANN GARY A/K/A
BEVERLY ANN GARY
PATTERSON A/K/A BEVERLY
ANN PATTERSON A/K/A
BEVERLY GARY PATTERSON
(DECEASED), et al.,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2026, entered in Civil Case No. 24-CC-036497 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WEST COAST SERVICING, INC is Plaintiff and UNKNOWN SPOUSE OF BEVERLY ANN GARY A/K/A BEVERLY ANN GARY PATTERSON A/K/A BEVERLY ANN PATTERSON A/K/A BEVERLY GARY PATTERSON A/K/A BEVERLY GARY PATTER-

SON; LASCELLE PATTERSON; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; ADRIAN E. GRANT; SIERRA I. GRANT and LONZIE E. GARY, POTENTIAL HEIRS OF THE ESTATE OF BEVERLY ANN GARY A/K/A BEVERLY ANN GARY PATTERSON A/K/A BEVERLY ANN PATTERSON A/K/A BEVERLY GARY PATTERSON (DECEASED), are Defendants.

The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on July 17, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

All that certain land situate in Hillsborough County, Florida, viz: The East 33 feet of Lot 3 and the west 19 feet of lot 4, block 5 of JJ Holloman's according to the plat thereof as recorded in Plat Book 3, Page 72, and Plat Book 8, page 9, of the Public Records of Hillsborough County, Florida 154351-0000
Property Address: 3814 Cayuga Street, Tampa, FL 33610.

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

The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

DATED this 8th day of June 2026.
LAW OFFICES OF MANGANELLI,
LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Email: service@mls-pa.com
BY: /s/ Mathew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
June 12, 19, 2026 26-02081H

--- SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22-CC-073369 DIVISION: J LAKE ST. CHARLES MASTER ASSOCIATION, INC. Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JONATHAN MELENDEZ COLON, DECEASED, BY AND THROUGH ITS UNKNOWN PERSONAL REPRESENTATIVE; KEREN UBINAS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:
Lot 47, Block 1, Lakes St. Charles, Unit 6, according to map or plat thereof, recorded in Plat Book 82, Page 11, of the Public Records of Hillsborough County, Florida, at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 17th day of July, 2026.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your

scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
DATED this 8 day of June 2026.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
June 12, 19, 2026 26-02075H

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. 24-CA-005466 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DALIA LAFON BENTLEY A/K/A DALIA L BENTLEY, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 13, 2025 in Civil Case No. 24-CA-005466 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Da-

lia Lafon Bentley a/k/a Dalia L Bentley, 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 10th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 23, in Block 3 of RIVERBEND WEST PHASE 2, according to the Plat thereof, as recorded in Plat Book 128, Page 219, of the Public Records of Hillsborough County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability

who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06036FL
June 12, 19, 2026 26-02082H

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-012307 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-3, Plaintiff, vs. SHIRLEY A. JONES; DAVID LEE JONES, SR. A/K/A DAVID JONES A/K/A DAVID L. JONES, SR. A/K/A DAVID L. JONES; TAMPA BAY FEDERAL CREDIT UNION, Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 13, 2026, and entered in Case No. 25-CA-012307 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-3, is Plaintiff and Shirley A. Jones; David Lee Jones, Sr. a/k/a David Jones a/k/a David L. Jones, Sr. a/k/a David L. Jones; Tampa Bay Federal Credit Union, are Defendants, the Office of the Clerk of Victor D. Crist, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 5th day of August, 2026, the following described property as set forth in said Final Judgment, to

wit:
THE NORTH 92 FEET OF LOT 9 IN BLOCK 1 OF UNITY CIRCLE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 3021E Idlewild Avenue, Tampa, Florida 33610
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: 6/5/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 20-401075
June 12, 19, 2026 26-02052H

FIRST INSERTION

RE-NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 2024-CA-010399 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C, Plaintiff, vs. KIRTLEY ACQUISITIONS, LLC, a Florida limited liability company, et al.
NOTICE IS HEREBY GIVEN pursuant to an Order dated June 1, 2026 entered in Civil Case No. 2024-CA-010399 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C is Plaintiff and KIRTLEY ACQUISITIONS, LLC; JOHNNIE BURKE POOLE, SR. a/k/a JOHNIE B. POOLE, SR.; DANIEL LENNARD SANDERS, a/k/a DANIEL L. SANDERS; MEDGED LEADS, LLC; TIDEWATER FINANCE COMPANY, TRADING AS TIDEWATER CREDIT SERVICES and TIDEWATER MOTOR CREDIT; FEWOX ROBERT DEMPSEY LLC; ROBERT FEOX, an individual; and OCCUPANT(S) OR TENANT(S), are Defendant(s).
The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on July 6, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 9, STRATHMORE, ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK 11, PAGE(S) 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Parcel ID: 157704-0000
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of 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 1-800-955-8770.
DATED this 8th day of June, 2026.
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Email: service@mls-pa.com
BY: /s/ Mathew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
June 12, 19, 2026 26-02065H

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-007251 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-DWELLING SERIES VI TRUST, Plaintiff, v. JOSE VASQUEZ, et al, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 5, 2026 and entered in Case No. 25-CA-007251 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JOSE VASQUEZ, 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 July 9, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 5, BALINCORT HEIGHTS NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 22 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
and commonly known as: 10925 NORTH FLORENCE AVE, TAMPA, FL 33612 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60

DAYS AFTER THE SALE. IMPORTANT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fpleadings@ghidottiberger.com
June 12, 19, 2026 26-02086H

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 20-CA-002542 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. ANDRES LEON BUSTAMANTE A/K/A ANDRES L. BUSTAMANTE A/K/A ANDRES BUSTAMANTE A/K/A ANDRES LEONBUSTAMANTE; ANA MOREIRA A/K/A ANA MATILDE MOREIRA-RAMIREZ; CACH, LLC; RAILROAD AND INDUSTRIAL FEDERAL CREDIT UNION, Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated January 11, 2021, and entered in Case No. 20-CA-002542 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, is Plaintiff and Andres Leon Bustamante a/k/a Andres L. Bustamante a/k/a Andres Bustamante a/k/a Andres Leon-Bustamante; Ana Moreira a/k/a Ana Matilde Moreira-Ramirez; Cach, LLC; Railroad and Industrial Federal Credit Union, are Defendants, the Office of the Clerk of Victor D. Crist, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 6th day of August, 2026, the following described property as set forth in said

Final Judgment, to wit:
LOT 10 AND THE NORTH 23.5 FEET OF LOT 11, BLOCK 1, A RESUBDIVISION OF HIGHLAND TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 2606 N Adams Street, Plant City, Florida 33563
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: 6/5/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 19-400935
June 12, 19, 2026 26-02060H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CA-010233 Division H U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2025-2, Plaintiff, v. TAMMY L. PHAN, an individual; HILLSBOROUGH COUNTY, a political subdivision of the State of Florida; UNKNOWN TENANT IN POSSESSION #1; and UNKNOWN TENANT IN POSSESSION #2, Defendants.
NOTICE IS HEREBY GIVEN that on Thursday, June 25, 2026, at 10:00 a.m. online at hillsborough.realforeclose.com, the Clerk of this Court will offer for sale to the highest bidder for cash in accordance with Section 45.031, Fla. Stat., the following described real property:
North 1 1/2 feet of Lot 23 and North 1 1/2 feet of West 1/2 of Lot 22 and Lots 34 to 38 Inclusive Block 3, according to the Plat, thereof, as recorded in Plat Book 12, Page 92, of the Public Records of Hillsborough County, Florida.
Commonly known as: 803 East 128th Avenue Tampa, FL 33612-4412
All of the Rights and Benefits of the Mortgagor under any present or future leases and agreements relating to the property, including, without limitation, rents, issues and profits, or the use or occupancy thereof together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Mortgagor of any kind arising thereunder (the "LEASES").
The aforesaid sale will be made pursuant to the Amended Final Judgment

of Foreclosure entered in Case No.: 2025-CA-010233 in the Circuit Court of the Thirteenth Judicial Circuit in and for 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 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.
Respectfully submitted this 3rd day of June, 2026.
/s/ Gennifer L. Bridges
Gennifer L. Bridges
Florida Bar No. 0072333
Primary Email: gbridges@burr.com
Secondary Email: nwmosley@burr.com; mjett@burr.com
Brett S. Strozze
Florida Bar No. 1049718
Primary email : bstrozze@burr.com
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BURR & FORMAN LLP
200 S. Orange Avenue, Suite 800
Orlando, FL 32801
Telephone: (407) 540-6600
Facsimile: (407) 540-6601
Attorneys for Plaintiff
68268709 v1
June 12, 19, 2026 26-02030H

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-002316 ATHENE ANNUITY & LIFE ASSURANCE COMPANY, Plaintiff, v. REGINALD TIM, SR, et al, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 28, 2026 and entered in Case No. 25-CA-002316 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein REGINALD TIM, SR 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 July 7, 2026 AT 10:00AM, the following described real property as set forth in said Final Judgment, to wit:
THE WEST 190 FEET OF LOT 3 IN BLOCK 1 OF FL., REAMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 110 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL, TO-WIT: THE NORTH 50 FEET OF THE SOUTH 160 FEET OF THE WEST 190 FEET OF LOT 3, BLOCK 1, FL. REAMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
and commonly known as: 6009 NORTH 20TH STREET, TAMPA, FL

33610 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fpleadings@ghidottiberger.com
June 12, 19, 2026 26-02076H

--- SALES ---

FIRST INSERTION

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

CASE NO. 25-CA-007359 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. ALEX MICHAEL WHITE, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 22, 2026 in Civil Case No. 25-CA-007359 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and Alex Michael White, 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 9th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 17, Block 3, Lake St. Charles, Unit 2, according to the plat

thereof as recorded in Plat Book 78, Page 12, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07728FL

June 12, 19, 2026 26-02104H

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-006133 UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, vs. RAFIK BROOKS A/K/A RAFIK BROOKS, JR., et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 07, 2026 in Civil Case No. 25-CA-006133 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC. is Plaintiff and Rafik Brooks a/k/a Rafik Brooks, Jr., et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, of Triple Creek Phase 4 Village J. according to the plat there

of as recorded in Plat Book 135, Pages 169 through 182, inclusive, of the Public Records of Hillsborough County, Florida.

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 25-11679FL

June 12, 19, 2026 26-02105H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 25-CA-001079 SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. RUBANGUKA ESPOIRE BAGUMA, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 11/25/2025, in Case No.: 25-CA-001079 of the Circuit Court in and for Hillsborough County, Florida, wherein SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and RUBANGUKA ESPOIRE BAGUMA, et al., are the Defendants. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 7/29/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 15 in Block15 of DG FARMS PHASE 5B, according to the plat thereof, as recorded in Plat Book

137, Page 246, 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 ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL-1-800-955-8770.

DATED: June 4, 2026 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 June 12, 19, 2026 26-02040H

FIRST INSERTION

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

CASE NO: 2025-CA-006817 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. EBONY SIMMONS; UNKNOWN SPOUSE OF EBONY SIMMONS; LAILYNN M REYES SIMMONS; SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; VISTA PALMS COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 8th day of May 2026, in Case No. 2025-CA-006817, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff and EBONY SIMMONS; UNKNOWN SPOUSE OF EBONY SIMMONS; LAILYNN M REYES SIMMONS; SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; VISTA PALMS COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, 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 10th day of July 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 9, DG FARMS

PHASE 4A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE(S) 25 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 5161 BRICKWOOD RISE DR, WIMAUMA, FL 33598

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 9th day of June 2026.

/s/ Ian Norych Ian Norych, Esq. Fla. Bar Number: 56615 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 25-06767-1

June 12, 19, 2026 26-02092H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 29-2018-CA-005056 DIVISION: G THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2003-BC4, Plaintiff, vs. MICHELLE VONOESEN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 2, 2026, and entered in Case No. 29-2018-CA-005056 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-BC4, is the Plaintiff and Frankie Tolison aka Frankie Tolison, Jr., Michelle Vonoesen, Unknown Party #1N/K/A Richard Neal, 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 2, BLOCK 2, IVY ESTATES UNIT NO. 1, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 23 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY A/K/A 3430 YALE CIRCLE, RIVERVIEW, FL 33569

June 12, 19, 2026 26-02107H

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 Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508. Dated this 10th day of June, 2026.

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Philip Reznik Philip Reznik, Esq. FBN: 44825 IN/18-008125

FIRST INSERTION

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

CASE No. 25-CA-011722 PennyMac Loan Services, LLC, Plaintiff, vs. Abner Isaac Sigurani Martinez, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-011722 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Abner Isaac Sigurani Martinez; Marisela Ramirez Olivencia; Citron Grove Homeowners Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 14th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 2, CITRON GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: 002888-8300

Any person claiming an interest in

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org

Dated this 9th day of June, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F02654 June 12, 19, 2026 26-02080H

FIRST INSERTION

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

CASE NO. 23-CA-000901 SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. BERIT FINELLI; BERIT E. FINELLI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 23-CA-000901 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and BERIT FINELLI; BERIT E. FINELLI; STEPHEN FINELLI; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THORSTEN C. YOCOM, DECEASED; STATE OF FLORIDA, DEPARTMENT OF REVENUE; THE RYLAND GROUP, INC; ALEXAN-

DRA BENALCAZAR-YOCOM; NIEL YOCOM 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, OF MIRA LAGO WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 84, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1514 MIRA LAGO CIRCL, 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 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 9 day of June, 2026. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-065213 - NaP June 12, 19, 2026 26-02094H

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

Case #: 24-CA-010259 DIVISION: I Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jose Velez, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Jose Velez, Jr. a/k/a Jose Velez; Joanne Silva f/k/a Joanne Velez; Joanne Silva f/k/a Joanne Velez as Petitioner of the Estate of Jose Velez; Hilda Algarin; Unknown Spouse of Jose Velez, Jr. a/k/a Jose Velez; Unknown Spouse of Joanne Silva f/k/a Joanne Velez; Unknown Spouse of Hilda Algarin; Lakemont Hills Homeowners Association, Inc.; State of Florida Department of Revenue; Clerk of the Circuit Court for Hillsborough County, Florida; Nasha S. Rodriguez Velazquez; Suncoast Credit Union; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown

Parties claiming by, through, under and against the above named Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-010259 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jose Velez, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on July 9, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 4 IN BLOCK 9, OF LAKE-MONT HILLS, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, ON PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Parties claiming by, through, under and against the above named Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-010259 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jose Velez, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on July 9, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 4 IN BLOCK 9, OF LAKE-MONT HILLS, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, ON PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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 24-331795 FC01 CXE June 12, 19, 2026 26-02093H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-001671
Regions Bank dba Regions Mortgage Plaintiff, vs.
Erin E. Diehr a/k/a Erin Diehr; Unknown Spouse of Erin E. Diehr a/k/a Erin Diehr; The Villas of Westshore Palms, Inc. a/k/a The Villas of Westshore Palms Association, Inc.
Defendants.
TO: Unknown Spouse of Erin E. Diehr a/k/a Erin Diehr
Last Known Address: 4301 W Cleveland St, Tampa, FL 33609
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
LOT 3, VILLAS OF WESTSHORE PALMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGE 7, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before

07/08/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS
DATED on JUN 02 2026.
Victor D. Crist
As Clerk of the Court
(SEAL) By Patricia Corbin
As Deputy Clerk
Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 23-F01854
June 12, 19, 2026 26-02056H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-013103 DIV: E
CLICK N' CLOSE, INC., Plaintiff, v.
GERLYS DUNIA CARRO CRUZ, et al., Defendants.
TO: Gerlys Dunia Carro Cruz
7002 Lawnview Court
Tampa, FL 33615
Unknown Spouse of Gerlys Dunia Carro Cruz
7002 Lawnview Court
Tampa, FL 33615
Unknown Party in Possession 1
7002 Lawnview Court
Tampa, FL 33615
Unknown Party in Possession 2
7002 Lawnview Court
Tampa, FL 33615
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
Lot 36, Block 74, TOWN 'N COUNTRY PARK UNIT NO. 31, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 61, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789

FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 2 day of June, 2026.
Victor D. Crist
as Clerk of the Circuit Court of Hillsborough County, Florida
(SEAL) By: Jennifer Taylor
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
June 12, 19, 2026 26-02071H

FIRST 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-004491
EMMANUEL CAEZ NEGRON, Plaintiff, vs.
UNKNOWN SPOUSE OF REID FRIEDMAN
Defendants.
TO: UNKNOWN SPOUSE OF REID FRIEDMAN
3405 N GARRISON ST, TAMPA, FL 33619
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 15 AND 16, BLOCK 27, GRANT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 30, 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 7/13/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
WITNESS my hand and the seal of this Court on June 5, 2026.
VICTOR CRIST
As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-01807
June 12, 19, 2026 26-02085H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-002818
MIDFIRST BANK, Plaintiff, VS.
2715 WEST SLIGH, LLC; et al., Defendant(s).
TO: Rolando Mario Alvarez Conde
Last Known Residence: 15429 Brushwood Drive Tampa, FL 33624-0000
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
LOT 18, BLOCK 7, COUNTRY PLACE UNIT II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 61, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 07/14/2026, 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 JUN 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
1485-574B
Ref# 18631
June 12, 19, 2026 26-02102H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003447
CLICK N' CLOSE, INC., Plaintiff, v.
WENDDY GIRALDO PEREZ GARCIA, et al., Defendants.
TO: Wenddy Giraldo Perez Garcia
4810 Bonita Vista Drive
Tampa, FL 33634
Wenddy Giraldo Perez Garcia
414 Maple Pointe Dr.
Seffner, FL 33584
Unknown Spouse of Wenddy Giraldo Perez Garcia
4810 Bonita Vista Drive
Tampa, FL 33634
Unknown Spouse of Wenddy Giraldo Perez Garcia
414 Maple Pointe Dr.
Seffner, FL 33584
Unknown Party in Possession 1
4810 Bonita Vista Drive
Tampa, FL 33634
Unknown Party in Possession 2
4810 Bonita Vista Drive
Tampa, FL 33634
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
Lot 15 in Block 10 of GOLFWOOD ESTATES UNIT NO. 12, as per map or plat thereof recorded in Plat Book 43 on Page 61 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, on Anthony R. Smith,

Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before 30 days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 29 day of May, 2026.
Victor D. Crist
as Clerk of the Circuit Court of Hillsborough County, Florida
(SEAL) By: Jennifer Taylor
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
June 12, 19, 2026 26-02050H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-002020
MYCUMORTGAGE, LLC, Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JAMIE T. CARTER A/K/A JAMIE CARTER, DECEASED; TRAX CREDIT UNION; UNKNOWN TENANT #1 N/K/A EVELYN CARTER; CARLIE ALEXIS CARTER; MATTHEW FISK CARTER; Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 1, 2026 in Civil Case No. 25-CA-002020, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MYCUMORTGAGE, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JAMIE T. CARTER A/K/A JAMIE CARTER, DECEASED; TRAX CREDIT UNION; UNKNOWN TENANT #1 N/K/A EVELYN CARTER; CARLIE ALEXIS CARTER; MATTHEW FISK CARTER are Defendants.
The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on

August 5, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: ALL OF LOT 20 AND THE NORTH HALF OF LOT 21, BLOCK 4, EL PORTAL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 2nd day of June, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1666-002B
June 12, 19, 2026 26-02091H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-004872
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
PAMELA HARRIS A/K/A PAM S. HARRIS AND MARILYN O'BRIEN, et. al. Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAMELA HARRIS A/K/A PAMELA S. HARRIS A/K/A PAM S. HARRIS, DECEASED,
whose residence is unknown if he/she/they are living; and if he/she/they are 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.
TO: TINA MARIE ZWIRN,
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 39, BLOCK F, BOYETTE CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 31-1 THROUGH, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 07/14/2026 (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 JUN 08 2026.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-292822
June 12, 19, 2026 26-02090H

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-003448
ROCKET MORTGAGE, LLC, Plaintiff, vs.
CLAUDETTE ANN DUKES-SECONDS A/K/A CLAUDETTE DUKES-SECOND, et al., Defendant.
TO the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST KENNETH SECOND A/K/A KENNETH RAYMOND SECOND, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 11, BLOCK 3, WALDEN LAKE SUBDIVISION-UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Rayer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 6/22/2026, a date which is within

thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and seal of this Court on May 15, 2026.
VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-19678FL
June 12, 19, 2026 26-02095H

FIRST INSERTION

NOTICE OF ACTION FOR: RACHELLE RAE DOMENICI
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR-005417
Division: L
ROBERT JAMES DOMENICI, Petitioner and
RACHELLE RAE DOMENICI, Respondent.
TO: RACHELLE RAE DOMENICI
4022 Quail Briar Drive, Valrico, FL 33596
YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ROBERT JAMES DOMENICI, whose address is 7017 Mottie Rd, Gibsonton, FL 33534 on or before 7/13/2026 and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, Florida 33602 before service on Petitioner 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 current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 6/5/2026.
VICTOR CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: Jennifer Taylor
Deputy Clerk
June 12, 19, 26; July 3, 2026
26-02055H

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

Business Observer

--- ACTIONS ---

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-003798 ONSLOW BAY FINANCIAL LLC, Plaintiff, vs. FRANKLIN MOSELY A/K/A FRANKLIN JAMES MOSELY, III A/K/A FRANKLIN J. MOSELY, et al., Defendant. To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE FRANKLIN JAMES MOSELY III REVOCABLE LIVING TRUST DATED 05/24/21, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN FRANKLIN MOSELY A/K/A FRANKLIN JAMES MOSELY, III A/K/A FRANKLIN J. MOSELY 12019 STEPPINGSTONE BLVD, TAMPA, FL 33635

TRYWAY PARCEL B TRACT 21 PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGE 22, 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 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 7/2/2026 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.

FIRST INSERTION

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

CASE NO.: 26-CA-002743 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL2, Plaintiff, v. ANDRE R. TIMMONS; ROSALYN R. TIMMONS; UNKNOWN SPOUSE OF ANDRE R. TIMMONS; UNKNOWN SPOUSE OF ROSALYN R. TIMMONS; STERLING RANCH MASTER ASSOCIATION, INC.; STERLING RANCH UNIT 1 HOMEOWNERS ASSOCIATION, INC.; CITIBANK, N.A.; GTE FEDERAL CREDIT UNION DBA GTE FINANCIAL; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

UNKNOWN TENANT #1 1714 LARABIE CT BRANDON, FL 33511 and UNKNOWN TENANT #2 1714 LARABIE CT BRANDON, FL 33511

YOU ARE NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property: LOT 20 IN BLOCK 2 OF STERLING RANCH UNIT 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 8 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 1714 LARABIE CT BRANDON, FL 33511 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Ft Lauderdale, FL 33324 on or before 6/16/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

To the following Defendant(s): ANDRE R. TIMMONS 1714 LARABIE CT BRANDON, FL 33511 and ROSALYN R. TIMMONS 1714 LARABIE CT BRANDON, FL 33511 and UNKNOWN SPOUSE OF ANDRE R. TIMMONS 1714 LARABIE CT BRANDON, FL 33511 and UNKNOWN SPOUSE OF ROSALYN R. TIMMONS 1714 LARABIE CT BRANDON, FL 33511 and STERLING RANCH UNIT 1 HOMEOWNERS ASSOCIATION, INC. 1/k/a C/O ROGERS K HAYDEN JR. AS REGISTERED AGENT 15201 ROOSEVELT BLVD, SUITE 112 CLEARWATER, FL 34620 and

Victor Crist As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 June 12, 19, 2026 26-02045H



SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES / ESTATE / ACTIONS ---

SECOND INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT PURSUANT TO FLORIDA STATUTES § 83.806, ON 06/19/2026 AT 8:00 AM COSCA INVESTMENTS LLC, WILL SOLD THE FOLLOWING VEHICLE(S) AT PUBLIC SALE TO THE HIGHEST BIDDER FOR CASH TO SATISFY UNPAID STORAGE FEES AND CHARGES AT THE FOLLOWING LOCATION 6000 HARTFORD STREET TAMPA, FL 33619/ STEVE RAY MIRANDA JR/ VUKOSAVLJEVIC DANIJEL/ JOHNSON BANK53202/ HEARTLAND WISCONSIN CORP/ 4V4NC9TH8CN538010 2012 VOLV VNL/ ALL SALES WILL BE FINAL AND CASH ONLY. THE SELLER RESERVES THE RIGHT TO BID AT THE SALE. THE VEHICLE(S) WILL BE SOLD "AS IS" WITH NO WARRANTIES, EXPRESS OR IMPLIED. IN ACCORDANCE WITH FLORIDA LAW, PAYMENT MUST BE MADE AT THE TIME OF SALE. June 5, 12, 2026 26-01959H

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-001659 IN RE: ESTATE OF LINDA B. JONES Deceased.

The administration of the estate of Linda B. Jones, deceased, whose date of death was March 13, 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, file number 26-CP-001659. The names 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 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 CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 5, 2026. Personal Representative CANDACE SMITH 7410 Bay Dr Tampa, FL 33635 Attorney for the Personal Representative Gadiel A. Espinoza, Esq. Florida Bar No. 121831 LAW OFFICE OF GADIEL A. ESPINOZA, PLLC 3632 Land O' Lakes Blvd. Land O' Lakes, FL 34639 Tel. (813) 897-0295 Email: office@gadielespinozalaw.com June 5, 12, 2026 26-01953H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-545 IN RE: ESTATE OF UGO FIORE Deceased.

The administration of the estate of UGO FIORE, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, FL 33602. The 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 date of first publication of this notice is June 5, 2026. Personal Representative ROBERT FIORE /s/ Michael G. Kouskoutis Michael G. Kouskoutis Florida Bar Number: 1003881 623 E. Tarpon Ave. Tarpon Springs, FL 34689 Telephone: (727) 421-1334 Fax: (727) 937-5453 E-Mail: michael@kouslaw.com Secondary E-Mail: transcribe123@gmail.com June 5, 12, 2026 26-01994H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CA-003501 LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGIA A. LOVETT A/K/A GEORGIA LOVETT A/K/A GEORGIA ANN LOVETT, ET AL., DEFENDANT(S).

TO: ANTHONY LOVETT Last Known Address: 1804 E Alabama St Plant City FL 33563 Current Residence: UNKNOWN TO: Unknown spouse of Georgia A. Lovett A/K/A Georgia Lovett A/K/A Georgia Ann Lovett Last Known Address: 4904 Copper Canyon Blvd, VALRICO, FL 33594 Current Residence: UNKNOWN TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Georgia A. Lovett A/K/A Georgia Lovett A/K/A Georgia Ann Lovett Last Known Address: 4904 Copper Canyon Blvd, VALRICO, FL 33594 Current Residence: UNKNOWN YOU ARE NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property: LOT 2, BLOCK E, COPPER RIDGE-TRACT G2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 91, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are

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 June 5, 2026.

required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 07/05/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the Business Observer-Tampa Bay, 3902 Henderson Boulevard, Suite 208, Tampa, FL 33629 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 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org WITNESS my hand and the seal of this Court this 27 day of May, 2026. VICTOR D. CRIST As Clerk of Court By: Patricia Corbin As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441 June 5, 12, 2026 26-02015H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000537 Division B IN RE: ESTATE OF WILLIAM S. CRENSHAW JR. Deceased.

The administration of the estate of William S. Crenshaw Jr., deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 5, 2026. Personal Representative: Kelly Jean Kiffer 1515 33rd Street SE Ruskin, Florida 33570 Attorney for Personal Representative: KARLA MARIE CAROLAN Attorney Florida Bar Number: 00055321 ALL LIFE LEGAL PA 3905 Crescent Park Drive Riverview, FL 33578 Telephone: (813) 671-4300 Fax: (813) 671-4305 E-Mail: courtfiling@alllifelegal.com Secondary E-Mail: kmcarolan@alllifelegal.com June 5, 12, 2026 26-02013H

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2026 and times indicated below, at www.storage-treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged. U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday June 17, 2026 @ 10:00 AM. J-28 Jeremy Vereen O-5 DeAndre Turner June 5, 12, 2026 26-01974H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/22/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1976 LIBE mobile home bearing vehicle identification number G6360F, and all personal items located inside the mobile home. Last Tenant: Sheryl Elizabeth Russell, Wyatt Duane Russell, Guillermo Eduardo Rivera, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Sheryl Elizabeth Russell and Unknown Party or Parties in Possession. Sale to be held at: Crescent Lake Park, 11222 Crescent Lake Drive, Riverview, Florida 33578, (813-390-4899). June 5, 12, 2026 26-02018H

FOURTH INSERTION

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

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001604
IN RE: ESTATE OF
MORIAH DIANN GILLESPIE, aka
BRENDA DIANN CROSSEN,
DIANN H. CROSSEN,
BRENDA H. CROSSEN,
BRENDA DIANN HEREDY,
DIANN HEREDY,
Deceased.

The administration of the estate of MORIAH DIANN GILLESPIE, a.k.a., BRENDA DIANN CROSSEN, DIANN H. CROSSEN, BRENDA H. CROSSEN, BRENDA DIANN HEREDY, DIANN HEREDY, deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, Case No.: 2026-CP-001604, the address of which is Hillsborough County Clerk of Court, 301 N. Michigan Avenue, Plant City, Florida 33563. 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 who have claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the 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 person having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS JUNE 5, 2026.

Personal Representative:
Melisa Diann Davis
4802 Mud Lake Road
Plant City, FL 33567

Attorney for Personal Representative:
THEODORE N. TAYLOR, ESQUIRE
ATTORNEY AT LAW
10404 Tara Drive
Riverview, FL 33578
(813) 752-5633
Fla. Bar No.: 261319
June 5, 12, 2026 26-01973H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001508
Division B
IN RE: ESTATE OF
JULIA AGNES SWILLEY
Deceased.

The administration of the estate of JULIA AGNES SWILLEY, deceased, whose date of death was March 20, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 5, 2026.

Personal Representative:
RONALD E SWILLEY
RONALD SWILLEY
4701 Reece Rd
Plant City, Florida 33566

Attorney for Personal Representative:
Karla Marie Carolan
KARLA MARIE CAROLAN, Attorney
Florida Bar Number: 00055321
ALL LIFE LEGAL PA
3905 Crescent Park Drive
Riverview, FL 33578
Telephone: (813) 671-4300
Fax: (813) 671-4305
E-Mail: courtfiling@alllifelegal.com
Secondary E-Mail:
Kmcrolan@alllifelegal.com
June 5, 12, 2026 26-02008H

SECOND INSERTION

BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Boyette Park Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: June 29, 2026
TIME: 6:00 P.M.
LOCATION: Hilton Garden Inn Tampa/Riverview/Brandon
4328 Garden Vista Dr.
Riverview, FL 33578

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://boyetteparkcdd.net/.

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

Any person requiring special accommodations at the public hearing 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 hearing 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.

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

District Manager
June 5, 12, 2026 26-01977H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION A
File No. 26-CP-001455
IN RE: ESTATE OF
ESTATE OF IRIS F. OLADELL
Deceased.

The administration of the ESTATE OF IRIS F. OLADELL, deceased, whose date of death was January 23, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

The date of first publication of this notice is June 5, 2026.

Personal Representative
JOSEPH OLADELL
2347 Crystal Springs Road
Zephyrhills, FL 33540

Attorney for Personal Representative
Quikeef Simmons, CPA, Esq.
E-Mail Address:
qsimmons@sblgp.com/
admin@sblgp.com
Florida Bar No. 1022482
Simmons Business Law Group, PLLC
401 E. Jackson Street Suite 3300
Tampa, FL 33602
Telephone: (813) 701-2625/
Fax (813) 756-2587
June 5, 12, 2026 26-01989H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000771
Division A
IN RE: ESTATE OF:
LEVY BRIAN GRANTHAM
Deceased.

The administration of the Estate of LEVY BRIAN GRANTHAM, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing 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 WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against 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 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 June 5, 2026.

Personal Representative:
Kathleen Ryan Grantham
10517 Cardera Drive
Riverview, FL 33578

Attorney for Personal Representative:
Stephen D. Hayman, Esq.
6605 Gunn Highway
Tampa, FL 33625
FBN: 013514
Ph: (813) 968-9846
Fax: (813) 963-0864
Primary E-Mail:
Stephen@sdhayman.com
Secondary E-Mail:
info@sdhayman.com
June 5, 12, 2026 26-02007H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO: 26-CA-001526
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
MARIA LUISA DIAZ A/K/A
MARIA L. DIAZ A/K/A MARIA
DIAZ; GOLDROCK INC.;
CARLSLE CLUB HOMEOWNER'S
ASSOCIATION, INC.; US
DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).

TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
LAST KNOWN ADDRESS: 1533 HIGHLAND RIDGE CIR., BRANDON, FL 33510
TO: MARIA LUISA DIAZ A/K/A MARIA L. DIAZ A/K/A MARIA DIAZ
LAST KNOWN ADDRESS: 1533 Highland Ridge Cir, Brandon, FL 33510
ALSO ATTEMPTED AT: 2640 BERMUDA LAKE DR. #102A, BRANDON, FL 33510; 2640 BERMUDA LAKE DR., BRANDON, FL 33510
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 1, BLOCK 1, THE CARLSLE CLUB, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE(S) 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 1533 Highland Ridge Cir, Brandon, FL 33510

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is

One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before July 6, 2026, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 29 day of May, 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Jennifer Taylor
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. |
FAX: (954) 200-7770
EMAIL DESIGNATED PRIMARY
E-MAIL FOR SERVICE PURSUANT
TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-102692-FOO
June 5, 12, 2026 26-01980H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-000387
IN RE: ESTATE OF
JACK ALLEN WILLIAMS,
Deceased.

The administration of the estate of JACK ALLEN WILLIAMS, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: June 5, 2026.

CAROLYN SUE WILLIAMS
Personal Representative
1624 Emerald Dunes Drive
Sun City Center, FL 33573
JAMES P. HINES, JR., ESQ.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
jnapi@hnh-law.com
June 5, 12, 2026 26-01991H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001468
IN RE: ESTATE OF
WILLIAM L. BOYD
Deceased.

The administration of the Estate of William L. Boyd, deceased, whose date of death was March 10, 2026 is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is June 5, 2026.

Personal Representative:
Robert L. Boyd
518 Sportsman Park Drive
Sefner, Florida 33584

Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
June 5, 12, 2026 26-01999H

SECOND INSERTION

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE 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 for the Panther Trails Community Development District will hold a Public Hearing and a regular meeting on July 9, 2026 at 5:30 p.m. at the Carriage Pointe Clubhouse, 11796 Ekker Road, Gibsonton, Florida 33534.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budget(s). The additional purpose of the Public Hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy 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 business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager at 2700 S. Falkenberg Road, Suite 2745, Riverview, Florida 33578, via email at monolan@rizzetta.com.

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website www.panthertrailscdd.org at least two days before the Budget Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this Public Hearing or meeting because of a disability or physical impairment should contact the District Manager's office at (813) 533-2950 at least forty-eight (48) hours prior to the Public Hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-800-955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

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

Matt O'Nolan, District Manager
June 5, 12, 2026 26-01975H

--- PUBLIC NOTICES ---

SECOND INSERTION

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 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.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Reserve at Pradera Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: June 29, 2026
 TIME: 6:00 p.m.
 LOCATION: F Rizzetta & Company, Inc.
 2700 South Falkenburg Drive
 Suite 2745
 Riverview, Florida 33578

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 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190 and 197, 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 Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance 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:

Lot Type	Total # of Units	EAU Factor	Current Unit Annual O&M Assessment (October 1, 2025 - September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 - September 30, 2027)*	Change in Annual Dollar Amount
Single Family 55'	204	1.00	\$2,506.92	\$2,679.87	\$172.95
Single Family 65'	154	1.00	\$2,611.19	\$2,791.14	\$179.95
Commercial	14	1.00	\$2,049.79	\$2,216.97	\$167.18

*** Including collection costs and early payment discounts**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. 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 assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your 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 assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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.

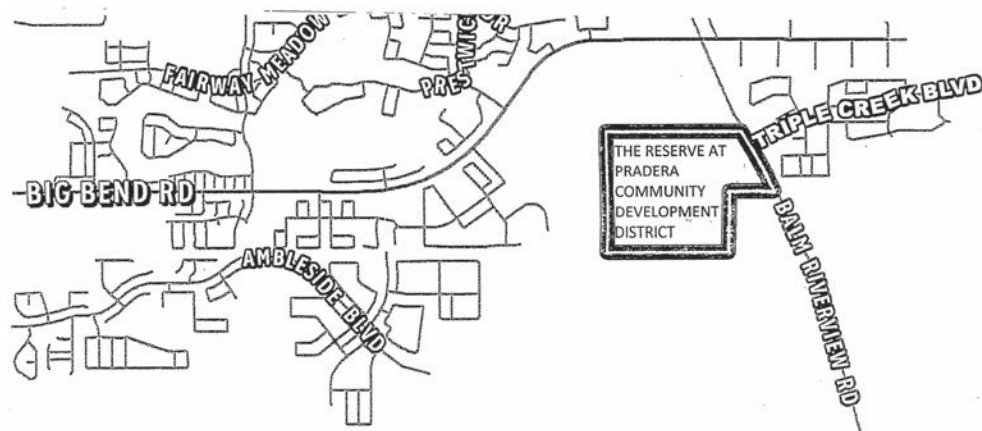
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 2700 South Falkenburg Drive, Suite 2745, Riverview, Florida 33578 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings 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 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.

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 (20) 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.

Reserve at Pradera Community Development District
 Stephanie DeLuna, District Manager



June 5, 12, 2026

26-01990H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-001748 IN RE: ESTATE OF EARL CONTEH-MORGAN, Deceased.

The administration of the estate of EARL CONTEH-MORGAN, deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. BOX 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: June 5, 2026.

PATRICIA CONTEH-MORGAN ALSO KNOWN AS PATRICIA TAYLOR Personal Representative

1051 Malletwood Drive
 Brandon, FL 33510
 Attorney for Personal Representative
 Florida Bar No. 1038923
 Hines Norman Hines, P.L.
 315 S. Hyde Park Ave.
 Tampa, FL 33606
 Telephone: 813-251-8659
 Email: mrobinson@hnh-law.com
 Secondary Email: dbarroso@hnh-law.com
 June 5, 12, 2026 26-01944H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001615 IN RE: ESTATE OF SHARON DENISE CARR, Deceased.

The administration of the estate of SHARON DENISE CARR, deceased, whose date of death was March 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is: June 5, 2026.

COURTNEY PITTMAN Personal Representative

1207 E. Dr. Martin Luther King Jr. Blvd.
 Plant City, FL 33563
 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
 June 5, 12, 2026 26-01943H

SECOND INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 26-CA-005742

In re: **APOLLO CONSTRUCTION & ENGINEERING SERVICES, INC.**, Assignor, to **LARRY S. HYMAN**, Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about May 26, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by APOLLO CONSTRUCTION & ENGINEERING SERVICES, INC., Assignor, with its principal place of business at 8875 Hidden River Parkway, Tampa, FL 33637, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTICED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before September 23, 2026.

June 5, 12, 19, 26, 2026

26-02019H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-004242 IN RE: THE ESTATE OF MARK BRYAN HASKELL A/K/A MARK B. HASKELL, Deceased.

The administration of the Estate of Mark Bryan Haskell a/k/a Mark B. Haskell, deceased, whose date of death was October 17, 2024, File Number 25-CP-004242, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmatured, contingent or un-

liquidated claims, 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 June 5, 2026.

Personal Representative CYNTHIA ANN CHERRY, Personal Representative

1508 Higherest Circle
 Valrico, FL 33596
 Attorney for Personal Representative
 Lyndy C. Jennings, Esq.
 Attorney for Personal Representative
 Florida Bar No. 908851
 Law Offices of Lyndy C. Jennings, PA
 330 Pauls Drive, Suite 212
 Brandon, FL 33511
 Telephone: (813) 315-8547
 Email: ljennings@lyndylaw.com
 June 5, 12, 2026 26-01954H

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-000926 IN RE: ESTATE OF LUELLA MAY SIMMONS, Deceased.

The administration of the estate of LUELLA MAY SIMMONS, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 5, 2026.

RENEE GROOMS, 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: angelica@srblawyers.com
 June 5, 12, 2026 26-02023H

SECOND INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 26-CA-005718

In re: **GCM INSURANCE & RISK MANAGEMENT ADVISORS, LLC**, Assignor, to **LARRY S. HYMAN**, Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about May 22, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by GCM INSURANCE & RISK MANAGEMENT ADVISORS, LLC, Assignor, with its principal place of business at 1726 E 7th Ave, Suite 5, Tampa, FL 33605, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTICED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before September 19, 2026.

June 5, 12, 19, 26, 2026

26-02020H

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

--- ACTIONS / PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 2026, the personal property in the below-listed units...

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627

Time: 09:40 AM
Sale to be held at www.storage-treasures.com.
0312 - Robertson, Gloria; 0417 - Patel, Amit; 0503 - Cilinski, Carol; 0511 - Hernandez, Evelio; 0514 - Pacific Scientific Co Geb hard, Jay; 0709 - Guzman, Miguelina; 0710 - Robertson, Gloria; 0802 - Way, Bernetta; 0818 - William, Janice; 0821 - Pereira, Karoline Correa; 1105 - Gonzalez Perez, Leandro; 1121 - Rosario, Edwin; 1212 - Rogers, Tita; 1231 - Solis, Glorianne; 1236 - Cabrera, Pedro; 1302 - Marquez, Roberto; 1366 - Silve, Vontavina; 1532 - Nix, Joseph; 1563 - Roberts, Nicole; 1623 - Harlow, Kelsie; 1701 - Kraft, Kimberly; 7005 - Cooper, Courtney

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824

Time: 09:50 AM
Sale to be held at www.storage-treasures.com.
A010 - Clark, Ryan; B005 - Williams, Levonne; B068 - a, Manny; B096 - Marroquin, Bridget Gili; B127 - Preinger, Patricia; C003 - Ramos, Andres; C008 - ortiz, Francis; C030 - RODRIGUEZ, ANGEL; D003 - Graham, Ravone; D007 - Bailey, Patrick; E004 - Borjas, Frandy; E034 - BANKS, JEFFREY; E078 - Rodriguez, William; F071 - Mosso, Monica; F075 - martinez, Kenia; F093 - Saavedra, Emmanuel; F102 - Valdes, Laura Vidal; G008 - McCrae, Brian; G020 - Shartz, Ken; G032 - Millennium water Hill, Cres; G063 - giraldo, Maria; G065 - Flores, Fabian; G089 - McCrae, Brian; G093 - McCrae, Brian; G095 - Jimenez, Angel; G099 - Colon, Selena; G102 - Ayesh, Ibtisam; G107 - Cruz, Lizzeth Palma; H032 - geneux, Angel M; H038 - Allan, Scott; H057 - Lewis, Jay; H064 - Jimenez, Melissa; H075 - Jimenez, Abraham; J028 - ALCIN, EMMANUELLA; J049 - Talbott, Brian

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681

Time: 10:00 AM
Sale to be held at www.storage-treasures.com.
1017 - McRae, Julieanna; 1057 - Duncan, Shannon; 1059 - Nichols, Tracy; 1230 - Harden, Kevin; 1266 - Bois, Bruzensky; 1343 - Hall, Iyana; 1345 - Fieger, Celia; 2004 - Slaughter, Emily; 2022 - Duncan, Shannon; 2023 - laureanos, Ansel; 2065 - Pitchford, Ashley; 2085 - Tejera, Eric Martine; 2092 - Sunlake Pain management Abreu, Alfonso; 2097 - Mallard, Randi; 2106 - cohen, virginia; 2114 - Cruz, Patricia; 2269 - Tobinski, Amanda; 2299 - Naranjo, Victor; 2330 - ramos, Angelica; 2333 - Byrd, Willie; 2338 - Durr, Gregory; 2341 - Barker, Treasure; 2358 - Nunez, Sharlene; 2361 - BUFF, STEPHEN; 2387 - Garcia, Crystal; 2423 - Hood, Jennifer Lyn; 3001 - Perez, William; 3003 - Nullen, Mallory; 3039 - BROOKS, MICHELLE; 3049 - GONZALEZ, DAVID; 3095 - Morales, Christian; 3139 - Caverro, Roberto; 3172 - Allen, Nicole; 3188 - Delgado, Johanna; 3207 - Wolf JR, Richard; 3226 - aristizabal, Zury; 3282 - Carrington, Lisa; 3290 - Sweet, Leah; 3340 - Cutino, Yandy; 3350 - Llabres, Jazmin; 3392 - Lersundy, Carlos; 3408 - Valentin, Carmen; 3409 - Fusari, Chris; 3410 - Honor, Freddy; 3415 - Nunez, Reina; 3417 - Jones, Tonya; 3435 - Francis, Ricky; B151 - Johnson, Ray; D104 - Rodriguez, Angel M; D105 - Arredondo, Sahara; E022 - Jackson, Sandra; E026 - padilla, Lucas; E073 - Gil, Yosleydys Vazquez; E078 - Edwards, Shannon; E080 - Archibald, Trimicia; E089 - Whitaker, James; E093 - Johnson, Courtney; F087 - Wood, Patricia; F114 - Smith, Natalie; F115 - Duncan, Monica; F123 - reyes, Dominique; F134 - Porter, Ericka; F184 - Drain, Travis Martavious

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137

Time: 10:10 AM
Sale to be held at www.storage-treasures.com.
A005 - Johnson - Streater, Herbrinia; A008 - BROWN, ALETHEA S; A011 - Menyenga, Cindy; A018 - Brown, Gwendolyn; A024 - Stroud, Rudolph; A027 - Bowman, Robert; A034 - Shore Clean Solutions Greenwood, Jimmi; A037 - Landrum, Lakesha; A052 - Jenkins, Marquese; A058 - Tonge, Veron; A060 - Tonge, Veron; A065 - green, Robert; B002 - Whitehead, Charles; B016 - union, Lashante; B018 - Threatt, Chequela; B041 - Carpenter, Tyrone Eugene; B046 - Rosales, Josselin; B053 - Kelly, Mary; B056 - Dixon, Taaliyah; B062 - Sherman, Normecia; B063 - Nunez, Karen; B063 - Popper, Howard; B071 - Jordan, Lawrence; B073 - Fontana, Mia; B074 - gowins, Kevin; B076 - bennett, Jacob; C008 - Reines, Linda; C018 - Bender, Brittany; C031 - Mayoral, Samantha; C054 - Derek, Nikola; C059 - Evans, Vincent; C069 - chavis, Lesiah; C113 - Smith, Christen; C116 - Wyche, Vemetria; C120 - Wash, Deante; C122 - Williams, Veronica; C129 - lewis, Keverick; D007 - Mccray, Shikeeta; D010 - gilberto, john; D026 - brooks, Jerry; D030 - Oliver, Pamela; D045 - Camuti, Mark; D064A - Hampton, Aaron; D064B - kile, karma; D064F - Harwell, Christopher; D065E - Singleton, Yolanda; D072 - Buzek, Brandi; D083 - Noriega, JR, John; D089 - Rfai, Hilal; D103 - Owens, Merrill; D135 - collison, Katie; D136 - Roberson, Gary; E001 - Staley, DuJuan J; E015 - Wiggings, Arthur; E018 - attika, Shawn; E032 - Grimes, Sherri; E071 - poole, Brianna; E072 - Harris, Johnnie; P008 - Randall, Ryan

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

Time: 10:20 AM
Sale to be held at www.storage-treasures.com.
1072 - Lee, LaBithia; A002 - Baez, Ashley Mary; A010 - Etienne, Shalda; A014 - Boyle, Shery A; B014 - Flora, Joe; B029 - REAM, ALEX; B041 - Martin, Maurice; C006 - MARTINEZ, BRIANA; C058 - ALHASSAN, RAHIM; D009 - Walker, Keeley; D021 - Fleites, Elisa; D038 - Shih, Chanpeng; D039 - strickland, Bill; D075 - Kaemmer, Joel; D079 - strickland, Bill; D081 - Tanksley, Nikko; F014 - FLEISCHER, ADAM; F039 - Carr, Lisa; F041 - Dotson, Denise

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466

Time: 10:40 AM
Sale to be held at www.storage-treasures.com.
A011 - Grates, Charles; A026 - walker, Mariah; A038 - Francis, Javid; A052 - WILLIAMS, BRIGETTE; A053 - Williamson, John; A057 - Nadeem, Sayyed; A059 - Wax, Rakia; B010 - Martinez, Jorge; B050 - Holder, Clifton; B072 - McCauley, Jamesina; C010 - Flores, Katherin; C011 - gomez, Rey david; C016-Sosa,Eloy; D006 - agosto, Daniel; D009 - El Bey, Abdul Hadi; E008 - Campos, Jesenia; F006 - Triana, Yanellys; F014 - russ, Willie; F029 - mcivier, Paige; G005 - Sepulveda, Edwin; G007 - a008, Tatiyana; G031 - Pena, Virginia; G042 - Smith, Curt; G062 - Muldrow, India; G064 - Park, Tiffney; G067 - Gonzalez, Tara; G069 - Calderon, Leswin; H013 - Hodle, Amry; I002 - White, Gabrielle; I007 - Fooda Zheng, Daniela; I021 - Brian, Tonisha; I050 - Bey, AbdulHadi EL; I056 - pagan, Jada; I085 - Norcejour, Roosevelt; J004 - seaborn, Neffertiti; J009 - Washington, Sheila; J011 - Tatum, Carlos; J064 - Keaton, Kenya; J065 - hicks, Makayla; J067 - Green, Anita; J073 - Powell, Wilbert; P005 - Garcia'coca, Raul

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182

Time: 10:50 AM
Sale to be held at www.storage-treasures.com.
0114 - Lewis, Phylena; 0121 - A&A Skyline Construction LLC Ramessar, Bharatkumar; 0125 - Smith, daeshel; 0216 - Herndon, Noah; 0227 - Reaves, Shane; 0228 - Lookedoo, Kristen; 0234 - Broner, Kristin; 0241 - Quintana, Jean Pierre; 0242 - CLARKSON, AUDLEY; 0266 - Lofton, Kurt; 0302 - adisme, Nadia; 0315 - lecount, LaQueta; 0337 - Edmond, Deja; 0342 - huggins,james; 0352 - Mcneil, Lashon R; 0353 - Jimenez, Margaret; 0354 - Atkinson, Christopher; 0355 - Chandler, Michael; 0363 - altidor, Violette; 0370 - Francoise, Ezzairae; 0376 - Mathis, Bill; 0404 - Lovings, Candice; 0406 - Livingston, Aliyah; 0409 - McDaniels, Anthony; 0411 - Cook Johnson, Quandes; 0414 - Jones, Jaquez; 0416 - Thames, Clayton; 0423 - Franklin, Dorothy; 0431 - Hiciano, Yvette; 0513 - Walker, Alexis; 0528 - Flowers, Samantha; 0537 - Burnett, Crystal; 0538 - washington, Tracy; 0542 - Smart, Kewonnda denise; 1013 - Jones, CeAnna; 1031 - Partin, Elizabeth; 1032 - Baldwin, Kimberly; 1042 - archie, Katrice; 1044 - sewell, naimah; 1053 - Wise, Rico; 1099 - Mina, Kiana; 1106 - McCleary, Vanessa; 1132 - Dominic, Dominic; 1133 - Broner, Kristin; 1145 - Lehman, Arlie; 1172 - Frazier, Ciera; 1196 - Condry, Eddie; 1200 - prescod, Jada; 1206 - Gomez, Jessica; 1219 - Inhenzra, Ozrah; 1243 - Elson, Shari; 1266 - Rollerson, Terri; 1269 - Small, Clinton; 1278-Mays,Glenda; 1299 -

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 of- fice. 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or im- mediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request

Challenger, Jason; 1307 - desir, Marc; 1323 - Mckay, Jade; 1360 - Hudson, Amarue; 1366 - Sanders, Sharita; 1376 - McClaeb, Dirk; 1389 - Nealey, Derrick; 1390 - Nelson Brown, Sara; 1398 - Wallace, Jaime; 1421 - Davis, Whitley; 1427 - Tiller, Denise; 1444 - Murray, Christopher; 1472 - Caesar, Latoya; 1473 - chaptman, kevin; 1477 - norton, tumeka; 1494 - Williams, Kiante; 1500 - Kegler, Cheryl; 1510 - rich, steven; 1518 - Blair, Jessica; 1519 - Taylor, Cherie; 1535 - Jobe, Glenda; 1546 - Knight, Tamara; RV004-Edwards,Jenneh; RV007 - Desir, Lucxon; RV018 - MITCHELLANDERSON, SHERISSEE

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

Time: 11:00 AM
Sale to be held at www.storage-treasures.com.
0009 - Church, Jazmine; 0114 - Olivera, Yilian; 0120 - Holyoak, Nik ; 0121 - Bradley, Devin; 0126 - Riggs, Kathleen; 0149 - Carr, Mark; 0175 - Dorsey, Chelsea; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0233 - Oquendo, Addyher; 0324 - Brantley-Lehlbach, Jordyn; 0344 - Storeybook Cleaning Services,LLC Storey, Heather; 0408 - Clement, Andrew; 0418 - Pfenning, Azrael; 0419 - Dillard, Sean; 0427 - Jackson, Kee; 0525 - santo, pedro; 0559 - Francia, Diana; 0607 - tavarez, Manuel; 0649 - Francia, andrea; 0670 - Ferguson, Aaron; 0690 - coton, Dimitri; 0805 - medina, Reina; 0818 - Nina, Eliu; 0821 - DeJesus, Cathy; 1041 - Williams, Gavin; 1064 - Arroyo, Ginina; 1070 - Quintano, Felipe; 1107 - Ruiz, Alex; 1109 - JSM Contracting LLC Moore, John

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752

Time: 11:00 AM
Sale to be held at www.storage-treasures.com.
0106 - Rao, Adarier; 0107 - III, Lucius Gibson; 0202 - Lewis, Bernadette D; 0219 - POWELL, WILLIAM; 0222 - III, Lucius Gibson; 0237 - Jackson, Danielle; 0434 - AIC STRATEGIES Rao, Adarier; 0445 - Perez, Guillermo; 1015 - Orellana, Jose; 2010 - Akinrimisi, Fadera; 2019 - Garcia, Omayra; 2028 - III, Lucius Gibson; 3056 - Burrows, Alicia; 3059 - Cromartie, Ashley; 3086 - Boyd, Cornell; 3122 - Lastra, Katherine; 3155 - Bravo, Joselin; 3157 - Montfleury, Elissa; 3169 - III, Lucius Gibson; 3234 - Rodriguez, Linda; 3236 - Cooper, Kenyata

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139

Time: 11:10 AM
Sale to be held at www.storage-treasures.com.
A0209 - Mitchell, Kenya; A0291 - Machado, Chabelys; A0302 - Marin Restrepo, Johnny; A0310 - Williams, Don; A0328 - Morales, Antonio; A0331 - nourot, peter; A0352 - hernandez, Ketty Cespedes; A0362 - Baez, Richard; A0424 - Powell, Wilfred; A0439 - Howard, Darren; A0456 - Keith, Lyndriss; A0482 - Dallas, Jacoby; A0493 - Greer, Dharmia; A0501 - Milton, Gayle; A0507 - Lane, Theodis; A0511 - meighan, christopher; A0527 - McCaskill, Gary; A0530 - Thomas, Natalie; A0541 - Waring, Jacy; A0549 - Williams, Carlos; A0552 - Concepcion, Melissa; A0562 - Francia, Andrea; A0570 - Muni; Christopher; B0150 - roberts, Cody; B0151 - Goodman, Robert; B0156 - Beck, Chris; B0158 - Beck, Chris; B0159 - bourque, Jordan; C0611 - Sincell, Charles; C0617 - Brown, Courtney; C0619 - Mercado-Garcia, Annmarie; C0624 - Hayes, Josephine A; C0648 - Ortiz, Jacqueline; C0666 - canty, Shena; C0668 - Melendez Jr, Michael; C0702 - Cady, Maxine; C0766 - Pittman, Dwayne; C0769 - Scott, Jacqueline Nakita; C0772 - Matthews, Latrina; C0780 - Sampson, Mikahla; C0783 - Ritchie, Konica; C0792 - Olivera, Julio; C0794 - Epmkin, Cory; C0797 - Bascoe, Deandra Edmonds; P0006 - Gauff, Keric

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832

Time: 11:20 AM
Sale to be held at www.storage-treasures.com.
1038 - Ruiz, Steven; 1121 - Cruz, Sabrina; 1156 - Nunez, Maria; 1230 - poveda, Julio; 1245 - Mercado, Juan; 1325 - Gonzalez, Janisledy Leon; 1402 - Gonzalez, Janisledy Leon; 1410 - Smith, Bree; 1417 - Conley, Emily; 1503 - moreira, Vander; 1529 - crum, A S; 1588 - Dean, Shamara; 2022 - Mayea, Yasser; 2032 - Fiore, Carol; 2039 - Cooper, Jerome; 2096 - severino, Carina; 2123 - Wilson, Shontell; 2126 - Torres, Yanisledy; 2129 - Ford, Barbara; 2175 - lasalvia, Florencia; 2203 - Sanchez, Raidel Alonso; 2217 - Benbow, Shakina; 2229 - Wilton, Janie; 2231 - Arce, Margarita; 3029 - Cart Full Commerce LLC Viana, Joao; 3039 - Sullivan, Dan; 4105 - Bedoya, Andres; 4205 - Adams, David; 4414 - Francia, Jdyn; 5003 - Jr, Ryan Moore; 5102 - Ambrose, Chelsea A; 5106 - Collazo, Alex; 5207 - Rodriguez, Blanca; 5403 - SEVERINO, CARINA; 5422 - Jorge Del -Castillo, Andres

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

Time: 11:40 AM
Sale to be held at www.storage-treasures.com.
1053 - Gaitan, Maria Victoria; 1091 - Martin, Kathleen; 1107 - GEORGE, HERNANDEZ; 1110 - Murphy, Michele; 1114 - Figueroa, Diana; 1165 - RILEY, JOHN; 1202 - Rankin, Jessica; 1243 - Allain, Mercedes; 2018 - Klapproth, Donald; 2076 - Acevedo, Ruben; 2150 - Wood, Christina; 2217 - Genesis Animal Care Geltzer, Stephen; 2241 - Jackson, anthony; 2241-Jackson,Yakereca; 2314 - CHARADAN RODRIGUEZ, GISELL; 2369 - PARKER, VERONICA; B011 - Bloomer, Chanti

PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545, (916) 957-1861

Time: 11:50 AM
Sale to be held at www.storage-treasures.com.
1002 - petersen, corleen; 1143 - Cockrell, Kiera; 1147 - Mercedeaa, Neons Shay; 1157 - Sanchez, Andreina; 118 - Estes, Mason; 2002 - Holder, Carlisa; 2025 - Taylor, Zarina; 2223 - fraser, Heather; 2606 - Davis-Christensen, Alvinisha

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814

Time: 12:00 PM
Sale to be held at www.storage-treasures.com.
1041 - HANTON, SARIYAH; 1054 - Steve, Erica; 1118 - Bradford, Ashley; 1126 - fuller, Taylor; 2028 - Jackson, Victoria; 2072 - Fecht, Daniel; 2084 - Tutor, Kayla; 2087 - weston, Courtney; 2102 - Chang, Philip; 2114 - Roberts, Madyson; 2156 - Lands, Casey; 2181 - The Luxe Box Ward, Amina; 2186 - Halls, Christopher; 2190 - Chew, Shawntey D; 2205 - Slater, Chelsea; 3002 - Figueroa, Rosa; 3033 - McClellan, Donna; 3062 - Brown, Scott; 3072 - Guiste, Nardine; 3073 - Sauveur, Calvin; 3082 - Millin, Laney; 3187 - Palatsoukas, Leslie; 3195 - Homer, Sylvia; 3207 - phelps, Greg; 5006 - Gordillo, Diana; 5011 - Kelly, Rebecca

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473

Time: 12:15 PM
Sale to be held at www.storage-treasures.com.
1077 - Reynaert, Eva; 3037 - Aponte, Christian C; A028 - Poats, Michael; A036 - Lopez, Michael; A049 - Crespo, Melissa; A075 - kay, Melissa; A108 - Z pros landscaping COHEN, ZEDRICK; B203 - Olivares, Andrea; B222 - Hernandez, David; B226 - Maley, Debra D; B235 - Leon-Garcia, Paola; C315 - white, Shanequa; C339 - Jackson, Lawrence; C343 - Prince, Joyce; C356 - Burchett, Robert; D444 - vall, Mario; E519 - Welch, Eric C; E527 - Payrow, Nooshin; E538 - Trotman, Anika; E559 - Smith, Michael; G706 - OConner, Hannah; H802 - Edling, Jacob; H804 - sforza, michael

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 12:30 PM
Sale to be held at www.storage-treasures.com.
0160 - Ferraro, Jared; 101A - Arroyo, Ruth; 1029 - Strain, Randal; 1041 - Johnson, Rebecca; 1113 - williams, Arkadi; 1145 - Franco, Lorraine; 1204 - Hunt, Shayne; 1265 - Rivera, Jessiel; 1284 - Madiedo, Joseph; 1287 - Arroyo, Andrea; 1309 - Smythe, Shantel; 1338 - Smith, Ramirez; 226 - Moley, Aryanna; 235 - Diaz, Christine; 257 - Edwards, Jenneh; 315 - Diaz, Luis; 336 - RIVERA, HEIDY LIZZETTE; 713 - Hayes, Julian; 749 - International School of Excellence Viera, Mark; 817 - OLeary, Patrick; 868 - International School of Excellence Viera, Mark; 890 - Richardson, Dominic; 920 - McLuckie, William; 931 - Harbart, Tamara

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

June 5, 12, 2026 26-01960H

THIRD INSERTION

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

write 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. Twigg 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-

SECOND INSERTION

Table with 5 columns: ID, Name, Description, Location, Date. Includes entries like D188 Hall, Shanna; A360 Ortega, Marina; B089 Ishmell, Ava; A225 Joseph, Winstin; D133 Kane, Eric. Also includes notices for SmartStop Self Storage and JDF 1414 Court Summons.

June 5, 12, 2026 26-01948H June 5, 12, 2026 26-01949H

--- PUBLIC NOTICES ---

SECOND INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Vista DiRoma Community Development District

The Board of Supervisors (“Board”) of the Vista DiRoma Community Development District (“District”) will hold a regular meeting and public hearing on **Wednesday, July 8, 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 public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“Debt Assessments”) that will secure the District’s proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report dated May 13, 2026. The proposed bonds will fund the public improvements described in the Engineer’s Report dated April 27, 2026. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$56,530,000 principal in debt, excluding interest, but excluding collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

VISTA DIROMA COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT	TOTAL EAU's	% OF EAU's	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Townhomes	0.68	144.5	19.2%	212	\$10,857,787	\$964,469	\$51,216	\$4,549
Single Family 40	1.00	221.0	29.4%	221	\$15,601,248	\$1,474,646	\$75,119	\$6,673
Single Family 50	1.25	307.5	40.9%	246	\$23,099,022	\$2,051,827	\$93,898	\$8,341
Single Family 60	1.50	79.5	10.6%	53	\$3,971,942	\$330,472	\$12,678	\$1,009
TOTAL		752.5	100.0%	732	\$56,530,000	\$5,021,415		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Capitalized Interest Period.
⁽²⁾ Includes principal, interest net of collection costs.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Deborah Wallace, District Manager



RESOLUTION NO. 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA DIROMA COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Vista DiRoma Community Development District (the “District”) has determined to construct and/or acquire certain public improvements (the “Project”) set forth in the plans and specifications described in the Master Engineer Report dated April 27, 2026 (the “Engineer’s Report”), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “District Office”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the “Debt Assessments”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated May 13, 2026 (the “Assessment Report”) incorporated by reference as part of this Resolution and on file in the District Office; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer’s Report, the estimated cost of the Project is approximately **\$36,557,996.52** (hereinafter referred to as the “Estimated Cost”).
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$56,530,000.00** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on May 13, 2026.

Attest:

/s/ Brian Lamb
Name: Brian Lamb
Title: Secretary/Assistant Secretary

**Vista DiRoma
Community Development District**

/s/ Kelly Evans
Name: Kelly Evans
Title: Chair of the Board of Supervisors

June 5, 12, 2026

26-01934H

--- ACTIONS / PUBLIC NOTICES ---

THIRD INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-189 IN RE: ESTATE OF TABATHA SARAI SERRANO, Deceased. TO: HERBERT MULLEN

Unknown
Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner’s attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B., Tampa, FL 33612 on or before

07/06, 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 26 day of MAY, 2026.
As Clerk of the Court
(SEAL) By: RYAN MARSH

As Deputy Clerk
First Publication on: May 29, 2026.
petitioner’s attorney,
Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B.,
Tampa, FL 33612
May 29; June 5, 12, 19, 2026
26-011915H

FOURTH 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

FOURTH 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

FOURTH 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.
(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
26-01827H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/19/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 MERI mobile home bearing vehicle identification numbers FLHMB68538232A and FLHMB68538232B and all personal items located inside the mobile home. Last Tenant: Patricia A. Amble, Richard Robert Amble, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Richard Robert Amble, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Patricia A. Amble and Unknown Party or Parties in Possession. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.
June 5, 12, 2026
26-02017H

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-190
IN RE: ESTATE OF BOBBY RAY WRIGHT, Deceased.

TO:

CHARLES WRIGHT

unknown

unknown

CIESHA SOLOMON

unknown

unknown

JAMES RUSSELL HUFF, JR.

unknown

unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any,

on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B., Tampa, FL 33612 on or before 07/06, 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 28 day of MAY, 2026.

As Clerk of the Court

(SEAL) By: RYAN MARSH

As Deputy Clerk

First Publication on: June 5, 2026.

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

June 5, 12, 19, 26, 2026

26-01972H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-008187
IN RE: ESTATE OF ANTHONY WAYNE GUYDEN Deceased.

The administration of the Estate of Anthony Wayne Guyden, deceased, who died on July 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL, 33602. The name and address of the Personal Representative and of 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 YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is June 5th, 2026.

Personal Representative:

/s/ Telisha C. Girma

TELISSHA C. GIRMA

15214 Scaup Duck Avenue

Weeki Wachee, FL 34614

Attorney for Personal Representative:

/s/ Jennie G. Farshchian

JENNIE G. FARSHCHIAN, ESQ.

Florida Bar No. 89793

12955 Biscayne Blvd., Suite 300

North Miami, Florida, 33181

Telephone: (305) 901-5628

Email: jennie@JFRealEstateLaw.com

June 5, 12, 2026

26-02014H

SECOND INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-CA-005742

In re:

ZIO GROUP, LLC,

Assignor, to

LARRY S. HYMAN,

Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. **PLEASE TAKE NOTICE** that on or about May 26, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by ZIO GROUP, LLC, Assignor, with its principal place of business at 8875 Hidden River Parkway, Tampa, FL 33637, to Larry S. Hyman, Assignee, whose

address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. **YOU ARE HEREBY FURTHER NOTICED** that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. **YOU ARE HEREBY FURTHER NOTICED** that in order to receive any dividend in this proceeding, you must file a **Proof of Claim** with the Assignee on or before **September 23, 2026.**

June 5, 12, 19, 26, 2026

26-02021H

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-009376

Navy Federal Credit Union, Plaintiff, vs. Jeanette Michele Sheppard, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-009376 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Jeanette Michele Sheppard are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 15th day of July, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 15, CEDAR GROVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 TAX ID: U-14-30-20-2QG-000000-00015.0

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

than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org

Dated this 2nd day of June, 2026.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

4919 Memorial Hwy, Suite 135

Tampa, FL 33634

Phone: (954) 618-6955

Fax: (954) 618-6954

FLCourtDocs@brockandscott.com

By /s/ Justin J. Kelley, Esq.

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 25-F02514

June 5, 12, 2026

26-01997H

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-003962**BP-JR 1 LOAN TRUST,****Plaintiff, vs.****LUIS A CABRERA, et al.,****Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 27, 2026 in Civil Case No. 24-CA-003962 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein BP-JR 1 LOAN TRUST is Plaintiff and Luis A Cabrera, 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 4 AND THE EAST 17 FEET OF LOT 5, BLOCK 9, REVISED MAP OF WEST PINES, PER PLAT BOOK 4, PAGE 6, 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

24-09617FL

June 5, 12, 2026

26-01945H

SECOND INSERTION

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

CASE NO.: 23-CA-015629**HSBC BANK USA, NATIONAL****ASSOCIATION, AS TRUSTEE FOR****FREMONT HOME LOAN TRUST****2005-E, MORTGAGE-BACKED****CERTIFICATES, SERIES 2005-E,****Plaintiff, vs.****MIKE NAUMAN A/K/A MICHAEL****JEROME NAUMAN; KIM****NAUMAN A/K/A KIMBERLY****ANN NAUMAN; MORTGAGE****ELECTRONIC REGISTRATION****SYSTEMS, INC., AS NOMINEE****FOR FREMONT****INVESTMENT & LOAN;****UNKNOWN TRUSTEE OF 1905 S****VILLAGE AVE TRUST; UNITED****STATES OF AMERICA,****DEPARTMENT OF THE****TREASURY-INTERNAL REVENUE****SERVICE; STATZ HOLDINGS,****INC.; CARROLLWOOD V GROUP****LLC; UNKNOWN TENANT #1;****UNKNOWN TENANT #2,****Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 15, 2025 in Civil Case No. 23-CA-015629, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-E is the Plaintiff, and MIKE NAUMAN A/K/A MICHAEL JEROME NAUMAN; KIM NAUMAN A/K/A KIMBERLY ANN NAUMAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT & LOAN; UNKNOWN TRUSTEE OF 1905 S VILLAGE AVE TRUST; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; STATZ HOLDINGS, INC.; CARROLLWOOD V GROUP LLC; are Defendants.

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

Dated this 28th day of May, 2026.

ALDRIDGE PITTE, LLP

Attorney for Plaintiff

401 W. Linton Blvd.

Suite 202-B

Delray Beach, FL 33444

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: /s/ Kyle King

Kyle King, Esq.

FBN: 990248

Primary E-Mail:

ServiceMail@aldridgepitte.com

1221-15360B

June 5, 12, 2026

26-01952H

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-006333**FBC MORTGAGE, LLC,****Plaintiff, vs.****TOMI JOE MIZE A/K/A TOMI****MIZE, et al.,****Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 21, 2026 in Civil Case No. 25-CA-006333 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Tomi Joe Mize a/k/a Tomi Mize, 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 107, South Haven, according to the plat thereof as recorded in

Plat Book 140, Page 65, 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

25-11995FL

June 5, 12, 2026

26-01947H

SECOND INSERTION

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

CASE NO. 23-CA-016671**U.S. BANK TRUST NATIONAL****ASSOCIATION, NOT IN ITS****INDIVIDUAL CAPACITY BUT****SOLELY AS OWNER TRUSTEE****FOR RCF 2 ACQUISITION TRUST****C/O U.S. BANK TRUST NATIONAL****ASSOCIATION,****Plaintiff, vs.****JOSE A RAMIREZ, et al.,****Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 27, 2026 in Civil Case No. 23-CA-016671 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 C/O U.S. BANK TRUST NATIONAL ASSOCIATION is Plaintiff and Jose A Ramirez, 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 24th day of June, 2026 at

10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 25, Hamilton Park, according to the plat thereof as recorded in Plat Book 92, Page 31, 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

23-06937FL

June 5, 12, 2026

26-01946H

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 22-CA-004503
DIVISION: A

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff, vs.-**Manhattan Palms Association One, LLC; Hillsborough Realty 22 Trust;****Mitchell S. Sprague a/k/a****Mitchell Sprague; Barbara L.****Sprague a/k/a Barbara Spr**

--- ACTIONS / SALES ---

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. 22-CA-005816 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH WILLIAM MILLER, DECEASED, et al.

FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTHERLY 1359.68 FEET, THENCE EASTERLY 30 FEET, THENCE SOUTHERLY 30 FEET TO THE POINT OF BEGINNING, THENCE EASTERLY 186.23 FEET, THENCE SOUTHERLY 281.0 FEET, THENCE WESTERLY 51.23 FEET, THENCE NORTHERLY 100 FEET, THENCE WESTERLY 135 FEET, THENCE NORTHERLY 181 FEET TO THE POINT OF BEGINNING. Property Address: 3532 JOHN MOORE RD, BRANDON, FL 33511

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

DATE

June 5, 12, 2026 26-02002H

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

CASE NO.: 19-CA-001167 DIV B THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-0A2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-0A2, Plaintiff, v. ASDOLLAH S. AMROEI, ET AL., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated May 27, 2026 entered in Civil Case No. 19-CA-001167 DIV B in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN

TRUST 2007-0A2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-0A2, Plaintiff and ASDOLLAH S. AMROEI; EMMA M. AMROEI; CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.; CAPITAL ONE BANK (USA), N.A. F/K/A CAPITAL ONE BANK; CACH, LLC; FIA CARD SERVICES, N.A.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on June 22, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 12 IN BLOCK 2 OF VILLAGE XXII UNIT 1 OF CARROLLWOOD VILLAGE PHASE

III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 13712 Halliford Drive, Tampa, Florida 33624

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 cer-

tain 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: M180192-JMV June 5, 12, 2026 26-02001H

SECOND INSERTION

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

CIVIL DIVISION: C CASE NO.: 25-CA-007559 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TAMRA LYNN DOMINGUEZ; TINO ALBERT DOMINGUEZ A/K/A TINO DOMINGUEZ; 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 30 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 5, OF FOUR WINDS ESTATES UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 3803 SOUTHVIEW DR, BRANDON, FL 33511

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU

WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF 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

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 25-03110 June 5, 12, 2026 26-02011H

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.: 2023-CA-013959 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-HE8, ASSET-BACKED CERTIFICATES SERIES 2005-HE8, Plaintiff, vs. WILLIE R. MCMILLAN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 28, 2026, and entered in Case No. 2023-CA-013959 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2005-HE8, Asset-Backed Certificates Series 2005-HE8, is the Plaintiff and Willie R. Memmillan, Hillsborough County Political Subdivision of the State of Florida, Unknown Party #1 N/K/A John Doe, Unknown Party #2 N/K/A Jane Doe, 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: LOT 19 OF EAST HENRY HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 85, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 4305E CLIFTON STEET TAMPA FL 33610

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 02 day of June, 2026. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 E-service: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/23-001531 June 5, 12, 2026 26-02010H

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. 26-CA-000025 DIVISION: D RF - Section I

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. KIERSTEN HANNA; BROCK HANNA; KIERSTEN HANNA, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VERNON FRANKLIN HANNA, JR., DECEASED; SUMMERFIELD MASTER COMMUNITY 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 May 18, 2026, and entered in Case No. 26-CA-000025 of the Circuit Court in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and KIERSTEN HANNA; BROCK HANNA; KIERSTEN HANNA, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VERNON FRANKLIN HANNA, JR., DECEASED; SUMMERFIELD MASTER COMMUNITY 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 June 23, 2026, the following described property as set forth in said Order or Final Judgment,

to-wit: LOT 65, BLOCK A, MEADOWBROOKE AT SUMMERFIELD, UNIT I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 23, 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 29, 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 1463-224297 / GS1 June 5, 12, 2026 26-01971H

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-003306 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST, Plaintiff, v. ONE HOUR HOUSE SOLUTIONS LLC, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 10, 2025 and entered in Case No. 25-CA-003306 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ASHLEY RADER and OUR ONE HOUR HOUSE SOLUTIONS LLC, 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 August 3, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 172 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8. TOWNSHIP 30 SOUTH, RANGE 21 EAST, LESS THE NORTH 140 FEET THEREOF, AND LESS ROAD RIGHT OF WAY ON THE SOUTH AND WEST BOUNDARIES OF CAPTIONED PROPERTY LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3419 PEARSON ROAD, VALRICO, FL 33596 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Fax: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christopher Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johann Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com June 5, 12, 2026 26-01985H

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-009919 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. CHRISTOPHER ABBOTT AND CAITLIN STACK, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 21, 2026, and entered in 25-CA-009919 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 is the Plaintiff and CHRISTOPHER ABBOTT; UNKNOWN SPOUSE OF CHRISTOPHER ABBOTT; CAITLIN STACK; UNKNOWN SPOUSE OF CAITLIN STACK; TOWNHOMES OF COUNTRY RUN HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on June 22, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 18, TOWNHOMES OF COUNTRY RUN - PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 95, PAGE 17, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 12725 SUNLAND CT, TAMPA, FL 33625 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 2 day of June, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-335549 - MaM June 5, 12, 2026 26-02004H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13th JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH, FLORIDA.

CASE No. 25-CA-011916
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff vs.
EUGENE CLIFFORD O'BRIAN
AKA EUGENE C. O'BRIAN AKA
EUGENE O'BRIAN, et al.,
Defendants
TO: LAUREN KENNY AKA LAUREN
ANNE KENNY AKA LAUREN ANNE
TOFT
1912 REBECCA ROAD, LUTZ, FL
33548
17944 SIMMONS ROAD, LUTZ, FL
33548
UNKNOWN SPOUSE OF LAUREN
KENNY AKA LAUREN ANNE KENNY
AKA LAUREN ANNE TOFT
1912 REBECCA ROAD, LUTZ, FL
33548

AND TO: All persons claiming an
interest by, through, under, or against
the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED
that an action to foreclose a mort-
gage on the following described prop-
erty located in Hillsborough County,
Florida:
LOT 2, BLOCK "D", LAKE
MORLEY TERRACE ESTATES
UNIT NO. 2, ACCORDING TO
THE MAP OR PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 38, PAGE 11, OF THE
PUBLIC RECORDS OF HILL-
SBOROUGH COUNTY, FLOR-
IDA.

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

ten defenses, if any, to this action, on
Greenspoon Marder, LLP, Default De-
partment, Attorneys for Plaintiff, whose
address is Trade Centre South, Suite
700, 100 West Cypress Creek Road,
Fort Lauderdale, FL 33309, and file
the original with the Clerk within 30
days after the first publication of this
notice in Business Observer, on or be-
fore 7/2/2026; otherwise a default and
a judgment may be entered against you
for the relief demanded in the Compl-
aint.

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 Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.

WITNESS MY HAND AND SEAL
OF SAID COURT on May 27, 2026.

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

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(25-002180-01)
June 5, 12, 2026 26-01967H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-009709
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.

TOYESHA LAKENDRA SMARR
A/K/A TOYESHA SMARR, et al.,
Defendant.
To: UNKNOWN TENANT IN POS-
SESSION 1, 7316 BAGLEY COVE
COURT, SUN CITY CENTER, FL
33573

UNKNOWN TENANT IN POSSES-
SION 2, 7316 BAGLEY COVE COURT,
SUN CITY CENTER, FL 33573
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED
that an action to foreclose Mortgage
covering the following real and per-
sonal property described as follows,
to-wit:

LOT 7, IN BLOCK 4, OF CY-
PRESS MILL PHASE IC2,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 135, PAGE 288, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

has been filed against you and you are
required to a copy of your written de-
fenses, if any, to it on Sara Collins, Mc-
Calla 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 6/10/2026 or 30 days from
the first publication, otherwise a Judg-
ment 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately 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 5, 2026.

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

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-09490FL
June 5, 12, 2026 26-01970H

--- 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-000790

THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
AND ITS SUCCESSORS OR
ASSIGNS,
Plaintiff, v.
UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF ANNA DANKO AKA
ANNA MARY DANKO, DECEASED;
LAZLO S. DANKO AKA LARRY S.
DANKO, AS POTENTIAL HEIR OF
THE ESTATE OF ANNA DANKO
AKA ANNA MARY DANKO,
DECEASED; ALL UNKNOWN
PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
UNKNOWN HEIRS, CREDI-
TORS, DEVISEES, BEN-
EFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTH-
ER PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF ANNA DANKO
AKA ANNA MARY DANKO,
DECEASED
(LKA 4918 ELSDORADO
DRIVE, TAMPA, FL 33615)
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 24, BLOCK 10, TOWN 'N

COUNTRY PARK UNIT NO.
3, ACCORDING TO MAP OR
PLAT THEREOF AS RECOR-
DED IN PLAT BOOK 35, ON
PAGE 81 OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
a/k/a 4918 Eldorado Drive, Tam-
pa, FL 33615

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, upon Kelley Kron-
enberg, Attorney for Plaintiff, whose
address is 10360 West State Road 84,
Ft Lauderdale, FL 33324 on or before
7/2/2026, a date which is within thirty
(30) days after the first publication of
this Notice in Business Observer and
file the original with the Clerk of this
Court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the complaint.

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

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the provi-
sion of certain assistance. Please contact
the Court's ADA Coordinator, Hillsbor-
ough 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 notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing or voice impaired, call 711.

WITNESS my hand and the seal of
this Court on May 27, 2026.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
June 5, 12, 2026 26-01941H

SECOND INSERTION

NOTICE OF ACTION FOR
PETITION TO DETERMINE
PATERNITY AND FOR
SOLE PARENTAL
RESPONSIBILITY AND
TIME-SHARING

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

FAMILY LAW DIVISION
Case No.: 26-DR-004647
DIV. J

IN THE INTEREST OF:
V.I. Wilson

DOB: 06/23/2021
JESSICA I. ONATE
Petitioner v.
ALEX M. WILSON
Respondent

TO: ALEX M. WILSON
Last Known Addresses Include:
17665 Bellavista Loop, Apt. 1235
Lutz, Florida 33558
1240 Ray Charles Blvd., Unit 508
Tampa, Florida 33602
17344 Fountainside Loop, Apt. 203
Lutz, Florida 33558

YOU ARE NOTIFIED that an ac-
tion has been filed against you and that
you are required to serve a copy of your
written defenses, if any, to Shameeza S.
Embrey, Esq. LAW OFFICE OF SHAM-
EEZA S. EMBREY, LLC whose ad-
dress is 5401 S. Kirkman Road, Suite
310 Orlando, Florida 32819 Email:
info@ssembreyllaw.com on or before
7/3/2026, and file the original with
the clerk of this Court at 800 E. Twiggs
St., RM 101 Tampa, FL 33602, before
service on Petitioner 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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Notice of
Current Address. (Florida Family Law
Form 12.915.) Future papers this law-
suit will be mailed to the address on
record at the clerk's office.

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.

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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately 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 5/28/2026

VICTOR CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: Jennifer Taylor
Deputy Clerk

Shameeza S. Embrey, Esq.
LAW OFFICE OF SHAMEEZA S.
EMBREY, LLC
5401 S. Kirkman Road, Suite 310
Orlando, Florida 32819
Email: info@ssembreyllaw.com
June 5, 12, 19, 26, 2026 26-01940H

SECOND INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-001794

REJAI DEPOO
Plaintiff, vs.
AMRITA SOOKDEO, ROHINI
SOOKDEO, VIDYA MORALES, and
SANTIA SOOKHADAN
Defendant(s).

NOTICE is hereby given that a civil ac-
tion commenced on February 17, 2026,
and is now pending as case number
26-CA-001794 in the Circuit Court in
the State of Florida, County of Hills-
borough.

The name of the unserved party
to the action is:
Rohini Sookdeo
54 Autumn Ln,
Hicksville, NY 11801
and the nature of the proceeding is a
Partition.

This notice shall be published
once each week for two consecu-
tive weeks in the Business Observer
publication.

Each defendant is required to serve
written defenses to the Complaint on
plaintiff's attorney, Stephen K. Hachey,
whose address is 10521 Bloomingdale
Ridge Dr., Riverview, FL 33569, on or
before the 30th day after the first publi-
cation of this Notice, and to file the orig-
inal of the defenses with the clerk of this
court either before service on plaintiff's
attorney or immediately thereafter. If a
defendant fails to do so, a default will

be entered against that defendant 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately 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 said court at Hillsborough County,
Florida on May 27, 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

/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Dr.
Riverview, FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
June 5, 12, 2026 26-01965H

SECOND INSERTION

NOTICE OF SALE

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

Case No. 24-CA-000333
Division F
RESIDENTIAL FORECLOSURE
Section I

NAVY FEDERAL CREDIT UNION
Plaintiff, vs.
DEBRA D RILEY, CROSS CREEK
II MASTER ASSOCIATION, INC.,
CROSS CREEK PARCEL "K"
HOMEOWNER'S ASSOCIATION,
INC., AQUA FINANCE, INC.,
HILLSBOROUGH COUNTY
CLERK OF THE CIRCUIT COURT
, AND UNKNOWN TENANTS/
OWNERS,
Defendants.

Notice is hereby given, pursuant to Final
Judgment of Foreclosure for Plain-
tiff entered in this cause on January
26, 2026, in the Circuit Court of Hill-
sborough County, Florida, Victor D.
Crist, Clerk of the Circuit Court, will sell
the property situated in Hillsborough
County, Florida described as:
LOT 6, BLOCK 3, CROSS CREEK
PARCEL K PHASE 1D, ACCORD-
ING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK
89, PAGE 51, OF THE PUBLIC
RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.

and commonly known as: 10217
GRANT CREEK DR, TAMPA, FL
33647; including the building, appur-
tenances, and fixtures located therein,

at public sale, to the highest and best
bidder, for cash, on the Hillsborough
County auction website at http://www.
hillsborough.realforeclose.com., on July
29, 2026 at 10:00 AM.

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

If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of
certain assistance. To request such an
accommodation, please contact Court
Administration at least 7 days before
your scheduled court appearance, or
immediately upon receiving a notifi-
cation of a scheduled court proceed-
ing if the time before the scheduled
appearance is less than 7 days. Comple-
te 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.

Date: June 3, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
110650/2324530/wll
June 5, 12, 2026 26-02012H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-003086
Division E

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

O'NEILS COLEMAN, AS KNOWN
HEIR TO CHRISTOPHER
COLEMAN, DECEASED, O'NEILS
COLEMAN, AS PERSONAL
REPRESENTATIVE OF THE
ESTATE OF CHRISTOPHER
COLEMAN, DECEASED, KAFIA
COLEMAN, AS KNOWN HEIR
TO CHRISTOPHER COLEMAN,
DECEASED, KIMIKO COLEMAN,
AS KNOWN HEIR TO
CHRISTOPHER COLEMAN,
DECEASED, UNKNOWN HEIRS,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES
OF CHRISTOPHER COLEMAN,
DECEASED, SUN CITY CENTER
COMMUNITY ASSOCIATION,
INC., AND UNKNOWN TENANTS/
OWNERS,
Defendants.

Notice is hereby given, pursuant to
Final Judgment of Foreclosure for
Plaintiff entered in this cause on May
19, 2026, in the Circuit Court of Hill-
sborough County, Florida, Victor D.
Crist, Clerk of the Circuit Court, will sell
the property situated in Hillsborough
County, Florida described as:

LOT 4, BLOCK 3, SUN CITY
CENTER UNIT 32B, ACCORD-
ING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK

63, PAGE 3, OF THE PUBLIC
RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.

and commonly known as: 1807 NEW
BEDFORD DR, SUN CITY CENTER,
FL 33573; including the building, ap-
purtenances, and fixtures located there-
in, at public sale, to the highest and best
bidder, for cash, on the Hillsborough
County auction website at http://www.
hillsborough.realforeclose.com., on
September 16, 2026 at 10:00 AM.

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

If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately 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 27, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2529162/wll
June 5, 12, 2026 26-01963H

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-006209
CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS DELAWARE TRUSTEE
FOR J.P. MORGAN MORTGAGE
TRUST JPMMT 2024-1,
Plaintiff, vs.
MANINDRA GARG; UNKNOWN
SPOUSE OF MANINDRA GARG
N/K/A CHLOE RAE ARIAS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated April 21, 2026, and entered in
25-CA-006209 of the Circuit Court of
the THIRTEENTH Judicial Cir-
cuit in and for Hillsborough County,
Florida, wherein CITIBANK, N.A.,
NOT IN ITS INDIVIDUAL CAPAC-
ITY BUT SOLELY AS DELAWARE
TRUSTEE FOR J.P. MORGAN MORT-
GAGE TRUST JPMMT 2024-1 is the
Plaintiff and MANINDRA GARG;
UNKNOWN SPOUSE OF MANIN-
DRA GARG N/K/A CHLOE RAE
ARIAS are the Defendant(s). Vic-
tor 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 22, 2026, the fol-
lowing described property as set forth
in said Final Judgment, to wit:

A PART OF LOT 6 AND 7,
BLOCK 4, REVISED MAP OF
WEST SHORE CREST, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 16, PAGE 27, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA BEING MORE PAR-
TICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT NORTH-
WEST CORNER OF SAID LOT
6, BLOCK 4; THENCE ALONG
A CURVE TO THE RIGHT;
CURVE BEING THE NORTH-
ERLY LIMITS OF SAID LOTS
AND THE SOUTHERLY
RIGHT OF WAY OF EVELYN
DRIVE, AN ARC LENGTH
OF 70.66 FEET; WITH A RA-
DIUS OF 2700.00 FEET AND
A CHORD BEARING AND
DISTANCE OF NORTH 87
DEGREES 23 MINUTES 13
SECONDS EAST FOR 70.66
FEET, THENCE LEAVING
SAID RIGHT OF WAY LINE
A BEARING OF SOUTH 08
DEGREES 19 MINUTES 43

SECONDS WEST FOR A DIS-
TANCE OF 114.00 FEET TO
THE SOUTHERLY LIMIT OF
SAID LOTS 6 AND 7, THENCE
NORTH 89 DEGREES 04 MIN-
UTES 15 SECONDS WEST
ALONG SAID SOUTHERLY
LIMIT FOR A DISTANCE OF
88.00 FEET, TO THE SOUTH-
WEST CORNER OF SAID
LOT 6; THENCE NORTH 17
DEGREES 24 MINUTES 45
SECONDS EAST ALONG THE
WEST LIMIT OF SAID LOT 6
FOR A DISTANCE OF 113.35
FEET TO THE POINT OF BE-
GINNING.

Property Address: 5104W EV-
ELYN DR, TAMPA, FL 33609

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 ac-
cordance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILITY
ACT: If you are a person with a dis-
ability 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 re-
quest 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 Ac-
commodations 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 Coordina-
tor, 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 2 day of June, 2026.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-296646 - MaS
June 5, 12, 2026 26-02003H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003373
PATRICIA ELAINE HOWARD WARE, Plaintiff, vs. FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, MIGUEL ANGEL SALAZAR, ANTONIO DOMINIC RUFFINS, and FIVEPOINT CREDIT UNION, Defendants.
TO: MIGUEL ANGEL SALAZAR, and all parties claiming interests by, through, under, or against him.
YOU ARE NOTIFIED that an action has been filed seeking title to:
2020 INFINTI,
VIN: JN1EV7EK6LM340389
You are required to serve a written response on Plaintiff's attorney, Seth N. Benes, Esq., Lerman Whitebook & Ruiz, P.A., 2611 Hollywood Blvd., Hollywood, FL 33020, on or before July 16, 2026, and file the original with the Clerk of Court, Hillsborough County,

Florida, or default will be entered.
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.
VICTOR D. CRIST
Clerk of Court
By: Deputy Clerk
Plaintiff's attorney,
Seth N. Benes, Esq.,
Lerman Whitebook & Ruiz, P.A.,
2611 Hollywood Blvd.,
Hollywood, FL 33020
June 5, 12, 19, 26, 2026
26-02016H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-004003
Trust Bank Plaintiff, vs. Juan Manuel Placeres a/k/a Juan M. Placeres; et al Defendants.
TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jason Placeres, Deceased Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
LOT 13, BLOCK 7, BELLMONT HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 7/2/2026, and file the original with the Clerk of this Court either before service

on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED ON 5/27/2026.
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
Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00899
June 5, 12, 2026
26-01981H

SECOND INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CA-002800
Honorable Judge: HUEY, PAUL LEE PLANET HOME LENDING, LLC Plaintiff, vs. TANYA R. SUTTON; UNKNOWN SPOUSE OF TANYA R. SUTTON; TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.; FOUNDATION FINANCE COMPANY LLC; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants,
TO: TANYA R. SUTTON AND UNKNOWN SPOUSE OF TANYA R. SUTTON.
Last Known Address: 13259 PEACHLEAF AVE, RIVERVIEW, FL 33579.
YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 13259 PEACHLEAF AVE, RIVERVIEW, FL 33579, and more particularly described as follows:
LOT 233, TRIPLE CREEK VILLAGE Q, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGES 133 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: A0744056110
COMMONLY KNOWN AS: 13259 PEACHLEAF AVE, RIVERVIEW, FL 33579,
has been filed against you and you are required to serve of a copy of your writ-

ten defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801, on or before 7/2/2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; 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: 5/27/2026.
Victor D. Crist
Hillsborough County Clerk of Court and Comptroller
(SEAL) Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street, Suite 730,
Orlando, FL 32801
June 5, 12, 2026
26-01942H

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-000862
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RAUL DIAZ, et al., Defendants.
TO: RAUL DIAZ
9703 SUNNYOAK DR, RIVERVIEW, FL 33569
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 60, BLOCK 2, RIVERGLEN UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 65, PAGE 28, 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 7/8/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability

who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
WITNESS my hand and the seal of this Court this 2 day of June, 2026.
VICTOR CRIST
As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-05636
June 5, 12, 2026
26-02006H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-007092
MIDFIRST BANK, Plaintiff, VS. REINALDO RODRIGUEZ SORRIBAS; JOSE ANTONIO SOCA; et al., Defendant(s).
TO: Unknown Spouse Of Reinaldo Rodriguez Sorribas
Last Known Residence: 2605 E Trapnell Rd Plant City, FL 33566-0000
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
THE WEST 90 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 22 EAST, LESS THE ROAD RIGHT OF WAY, HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 07/02/2026, and file the origi-

nal 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 27 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
1485-516B
Ref# 17349
June 5, 12, 2026
26-02000H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-000177
TRUIST BANK, formerly known as BRANCH BANKING AND TRUST COMPANY, Plaintiff, vs. WESLEY SHULER, JR., UNKNOWN SPOUSE OF WESLEY SHULER, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN TENANT #1, UNKNOWN TENANT #2, et al., Defendants.
TO: WESLEY SHULER JR.
4805 E OKARA RD, TAMPA, FL 33617
UNKNOWN SPOUSE OF WESLEY SHULER JR.
4805 E OKARA RD, TAMPA, FL 33617
UNKNOWN TENANT #1
4805 E OKARA RD, TAMPA, FL 33617
UNKNOWN TENANT #2
4805 E OKARA RD, TAMPA, FL 33617
YOU ARE NOTIFIED that an action to enforce a lien on and to foreclose on a mortgage on the following property in Hillsborough County, Florida, commonly known as 4805 E Okara Rd, Tampa, FL 33617, and more particularly described as:
Lot 5, less the West 14 feet and all of Lot 6 and the West 28 feet of Lot 7, Block 25, Terrace Park Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 71, of the Public Records of Hillsborough County, Florida.
Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ARTHUR S. BARKSDALE, IV, ESQ., DI MASI | BURTON, P.A., the Plain-

tiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the Business Observer.
If you are a person with a disability who needs 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: 5/11/2026
Victor D. Crist
Clerk of the Court for
Hillsborough County, Florida
(SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
ARTHUR S. BARKSDALE, IV, ESQ.,
DI MASI | BURTON, P.A.,
the Plaintiff's attorney,
801 N. Orange Avenue, Suite 500,
Orlando, Florida 32801
June 5, 12, 2026
26-01962H

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-003639
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ZURISADDAY RAMESAR, et al., Defendant.
TO: REPHAEL RHESA RAMESAR, 2271 SW 66TH AVE., MIRAMAR, FL 33023
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 50, BERRY BAY SUBDIVISION VILLAGES E, G AND L, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 142, PAGE 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 6/25/2026 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
26-21496FL
June 5, 12, 2026
26-02022H

SECOND INSERTION

NOTICE OF ACTION FOR ADOPTION
IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA
CASE NO: 16-2026-DR-012645
DIVISION: FM-E
IN RE: The Matter of the Termination of Parental Rights for the Proposed Adoption of Minor Child Baby Boy Koutsourais, DOB 8/6/25.
TO: Unknown African American, Bi-Racial or Caucasian Male, Conception in Tampa, Florida on or around November, 2024; Baby Boy Koutsourais DOB: 8/6/25.
YOU ARE NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Lauren Kingry, Esquire whose address is 253 18th Ave North, Jacksonville Beach, FL 32250. You may object to this action by filing a written objection with the Clerk of the Circuit Court by 7/17/26, in Room 1191, Duval County Courthouse, 501 West Adams Street, Jacksonville, FL 32202. If you fail to respond, a hearing in this matter will occur at the Courthouse. The Court will reserve 10 minutes for this hearing.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.
UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO APPEAR AT THE HEARING OR TO FILE A WRITTEN RESPONSE TO THIS NOTICE CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.
Dated: 06/02/2026
Jody Phillips
Clerk Of The Circuit Court By:
(SEAL) Deputy Clerk
Lauren Kingry, Esquire
253 18th Ave North,
Jacksonville Beach, FL 32250
June 5, 12, 19, 26, 2026
26-01995H

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-002471
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF YANNICK ARSENE OKOMBE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al., Defendant.
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF YANNICK ARSENE OKOMBE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN
L. I. A. OKOMBE, A MINOR, 2604 CHELSEA MANOR BLVD, BRANDON, FL 33510
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 2, BLOCK 17, CHELSEA MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE(S) 10, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 6-18-2026 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 the day of MAY 13 2026.
VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Alexandra Carrasquillo
Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20192FL
June 5, 12, 2026
26-01966H

PUBLISH YOUR LEGAL NOTICE
Email: legal@businessobserverfl.com
Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 25-CA-004197
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.

MELISSA A. NORRIS; ROBERT MARVIN OTWELL JR;
SOUTHSHORE ROOFING & EXTERIORS; MIRABAY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 1, 2026 in Civil Case No. 25-CA-004197, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and MELISSA A. NORRIS; ROBERT MARVIN OTWELL JR; SOUTHSHORE ROOFING & EXTERIORS; MIRABAY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A CHASE NORRIS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on July 29, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 3, BLOCK 40, MIRABAY PHASE 3C-1, ACCORD-

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 164 THROUGH 173, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 1st day of June, 2026.

ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 401 W. Linton Blvd.
 Suite 202-B
 Delray Beach, FL 33444
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 By: /s/ Zachary Ullman, Esq.
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1133-3789B
 June 5, 12, 2026 26-01987H

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

CASE NO.: 25-CA-006319
WATERSIDE COMMUNITY ASSOCIATION, INC.,
Plaintiff, v.

MATTHEW TYLER PEREZ, AKA MATTHEW TYLER PEREZ II, UNKNOWN SPOUSE, AND UNKNOWN TENANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 26, 2026, and the Order on Plaintiff's Emergency Motion to Cancel Foreclosure Sale and Reset the Sale Date dated May 20, 2026, entered

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

Unit 102, Building 8, of WATERSIDE CONDOMINIUM III, a Condominium, together with its

SECOND INSERTION

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

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

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the

provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse 800 E. Twiggs St. Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Bidder # 59595
 June 5, 12, 2026 26-01988H

SECOND INSERTION

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

CIVIL DIVISION
Case No.: 25-CA-009671
FAREIC LENDING, LLC, a Florida limited liability company,
Plaintiff, v.

LABOR OF LOVE MINISTRIES OF TAMPA FLORIDA, INC., a Florida non-profit corporation; DARIONA D. PEASE, an individual; BABITO 1 CORP, a Florida profit corporation; CITY OF TAMPA, a political subdivision of the State of Florida; CLERK OF COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, a political subdivision of the State of Florida, UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2;
Defendants.

NOTICE IS HEREBY GIVEN, that pursuant to the Uniform Final Judgment of Foreclosure dated June 2, 2026, entered in Case No.: 25-CA-009671 of the Circuit Court in and for Hillsborough County, Florida, Victor Crist, the Clerk of Court for Hillsborough County, will sell to the highest bidder for cash, on August 6, 2026 at 10:00 a.m., at the Clerk of the Circuit Court, online at <http://www.hillsborough.realforeclose.com>, the following described real property as set forth in the Final Judgment of Foreclosure:

PARCEL 1:
 Lot 10, Block 30, SULPHER SPRINGS ADDITION TO TAMPA FLORIDA, as per plat thereof, recorded in Plat Book 6, Page 5, TOGETHER WITH the East one-half (East 1/2) of the closed alley abutting on the West, of the Public Records of Hillsborough County, Florida. a/k/a 905 E. Juneau St., Tampa, Florida 33604.
 PARCEL 2:
 Lot 6, Block 19, SULPHER SPRINGS ADDITION TO TAMPA FLA, according to plat

thereof as recorded in Plat Book 6, Page 5, TOGETHER WITH the West on-half (West 1/2) of the closed alley abutting on the East, of the Public Records of Hillsborough County, Florida. a/k/a 8319 Nebraska Ave., Tampa, Florida 33604.

NOTICE 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 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 2nd day of June 2026.

/s/Torrey C. Taylor
 Torrey C. Taylor
 Florida Bar No.: 100053
 torrey@phflrm.com
 PHILLIPS, HAYDEN & LABBEE, LLP
 150 2nd Avenue North, Suite 1200
 St. Petersburg, FL 33701
 Telephone: (727) 300-1399
 Facsimile: (727) 300-1389
 Counsel for Plaintiff
 June 5, 12, 2026 26-01996H

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 25-CA-010353
DIVISION: I

NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

GWENDOLYN THOMPSON LINDO A/K/A GWENDOLYN T. LINDO; UNKNOWN SPOUSE OF GWENDOLYN THOMPSON LINDO A/K/A GWENDOLYN T. LINDO; 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, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on May 6, 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 JULY 2, 2026 at 10:00 a.m. at <http://www.hillsborough.realforeclose.com> offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

LOT 22 IN BLOCK 3 OF

ENGLEWOOD SUBDIVISION, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 2 ON PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2612 E Cayuga Street, Tampa, FL 33610
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 27, 2026

/s/ Gina Vargas
 Gina Vargas, Esq.
 Florida Bar No. 84149
 MCMICHAEL TAYLOR GRAY, LLC
 3550 Engineering Drive, Suite 260
 Peachtree Corners, GA 30092
 Phone: (954) 640-0294 x 3163
 Email: gvargas@mtglaw.com
 E-Service: servicefl@mtglaw.com
 June 5, 12, 2026 26-01964H

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-007695
S.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB-FLAT SERIES VI TRUST,
Plaintiff, v.

ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES R. HUDSON, DECEASED,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 19, 2026 and entered in Case No. 25-CA-007695 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JAMES R HUDSON, DECEASED, 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 22, 2026, at 10:00 A.M., the following described real property as set forth in said Final Judgment, to wit:

LINCOLN GARDENS LOT 2 BLOCK 3 PLAT BOOK/PAGE 30-14, SECTION, TOWNSHIP, RANGE 16-29-18 and commonly known as: 3921 WEST CHERRY STREET, TAMPA, FL 33607 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Rebecca E. Smith
 Jason Dugger, 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
 June 5, 12, 2026 26-01957H

SECOND INSERTION

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

CASE NO.: 25-CA-010773
ATHENE ANNUITY AND LIFE COMPANY,
Plaintiff, vs.

MANUEL CARVAJAL; UNKNOWN SPOUSE OF MANUEL CARVAJAL; GOODLEAP, LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated May 28, 2026, entered in Civil Case No.: 25-CA-010773 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, and MANUEL CARVAJAL; UNKNOWN SPOUSE OF MANUEL CARVAJAL N/K/A OLGAIIDA ORTGA; GOODLEAP, LLC, are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 14th day of July, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 12, BLOCK B, OF ROCKY RIVER SITES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as un-

claimed. If you fail to file a timely 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.

Dated: June 1, 2026
 /s/ Brian L. Rosaler
 By: Brian L. Rosaler
 Florida Bar No.: 0174882.
 Attorney for Plaintiff:
 Brian L. Rosaler, Esquire
 Popkin & Rosaler, P.A.
 1701 West Hillsboro Boulevard
 Suite 400
 Deerfield Beach, FL 33442
 Telephone: (954) 360-9030
 Facsimile: (954) 420-5187
 25-51833
 June 5, 12, 2026 26-01986H

SECOND INSERTION

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

CASE NO.: 25-CA-009645

BAY HILLS VILLAGE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, v.

ESTATE OF RUTH ANN STEPHENS, UNKNOWN SPOUSE OF RUTH ANN STEPHENS, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RUTH ANN STEPHENS, UNKNOWN TENANT(S) IN POSSESSION, CAPITAL ONE BANK (USA), N.A., HILLSBOROUGH COUNTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 19, 2026, entered in Case No. : 25-CA-009645 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BAY HILLS VILLAGE CONDOMINIUM ASSOCIATION, INC., is the Plaintiff, and ESTATE OF RUTH ANN STEPHENS, UNKNOWN SPOUSE OF RUTH ANN STEPHENS, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RUTH ANN STEPHENS, UNKNOWN TENANT(S) IN POSSESSION, CAPITAL ONE BANK (USA), N.A., and HILLSBOROUGH COUNTY, are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at <http://www.hillsborough.realforeclose.com> at 10:00 AM, on the 20th day of July, 2026 the following described property as set forth in said Final Judgment:

Site No. 1, in Block 2, BAY HILLS VILLAGE, A CONDOMINIUM, and an appurtenant

undivided interest in the common elements thereof, according to the Declaration of Condominium recorded in Official Records Book 4525, Page 342, Public Records of Hillsborough County, Florida, as amended by that certain Amendment to Declaration of Condominium for Bay Hills Village, A Condominium recorded in Official Records Book 4611, Page 1224, Public Records of Hillsborough County, Florida, and according to the plat thereof recorded in Condominium Plat Book 7, Pages 63-1, through 63-2, Public Records of Hillsborough County, Florida, as amended by that certain Condominium Plat Book 8, Page 4, Public Records of Hillsborough County, Florida. Folio: 060603-7604
 PIN: U-10-28-20-24R-000002-00001.0
 a/k/a 10505 Bay Hills Cir
 Thonotosassa, FL 33592

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

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

Dated: May 27, 2026
 s/ Marielle Westerman, Esq.
 Florida Bar No. 13244
 Westerman Law, PLLC
 360 Central Ave., Ste. 800
 St. Petersburg, FL 33701
 Telephone No.: 1-888-678-3330
 mwesterman@westerman.law
 June 5, 12, 2026 26-01956H

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-012319
Division: P

SKY 18 SERIES 12, LLC, a Florida Limited Liability Company,
Plaintiff, v.
PUEBLA STUCCO, INC, a Florida Profit Corporation; and TEODORO NERI LEZAMA, an individual,
Defendant(s).

NOTICE HEREBY GIVEN pursuant to the Default Final Judgment of Mortgage Foreclosure [DIN 37] entered on May 22, 2026 in Case No. 25-CA-012319 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein SKY 18 SERIES 12, LLC is the Plaintiff and PUEBLA STUCCO, INC and TEODORO NERI LEZAMA are the Defendant(s), the Clerk of Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com>, the Clerk's website for on-line auctions, at 10:00 AM on JULY 20, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 7, LOWRY AND DEVANE, according to the map or plat thereof as recorded in Plat Book 4, Page 16, of the Public Records of Hillsborough County, Florida.

a/k/a: 816 Drane Street NW, Plant City, Florida 33563
 Folio: 207822-0000

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER(S) AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IN ACCORDANCE WITH THE AMERICAN'S 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 at 800 E. Twiggs Street, Room 604, Tampa, FL 33602; by Phone (813) 272-7040; or E-mail 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.

Dated this 28th day of May, 2026.
 JOHN PAUL ARCIA, P.A.
 Attorney for Plaintiff(s)
 175 SW 7 Street, Suite 2000
 Miami, Florida 33130
 786-429-0410/786-429-0411 (fax)
 service@arcialaw.com
 By: /s/ John Paul Arcia
 John Paul Arcia, Esq.
 Florida Bar No. 73723
 June 5, 12, 2026 26-01955H