

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Butcher Block Guy located at 613 Dali Dr, in the County of Hillsborough, in the City of Brandon, Florida 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Brandon, Florida, this 12th day of June, 2026.
THE BUTCHER BLOCK GROUP LLC
June 19, 2026 26-02139H

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 UD Builds located at 105 E Woodlawn Ave 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 19th day of June, 2026
Matthew Sienk
June 19, 2026 26-02138H

FIRST INSERTION
NOTICE OF PUBLIC SALE
Ray H. Doyle, Jr. & Associates, Inc. gives notice and intent to sell, for non-payment of storage fees per FL Statutes 715.104, 715.106 & 715.109 by Lilian Cookson Blair and Charles Buddy Brandt for the following vehicle on 7/6/2026 at 8:30AM at 212 E Windhorst Rd, Brandon, FL 33510. Said Property owner reserves the right to accept or reject any and all bids.
1995 MERZ
VIN#WDBHA28ESSF179978
June 19, 26, 2026 26-02144H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that BEEM-INDFULL, LLC, OWNER, desiring to engage in business under the fictitious name of PILLARMARK EDUCATION CONSULTING GROUP located at 1150 NW 72ND AVE TOWER 1 STE 455 #15570, MIAMI, FLORIDA 33126 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
June 19, 2026 26-02124H

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that Gerber Glass (District 5), LLC, 400 W Grand Ave, Elmhurst, IL 60126, desiring to engage in business under the fictitious name of Glass America, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
June 19, 2026 26-02131H

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that CPT Hyde Park Investor, LLC, 2 Seaport Ln., FL15, Boston, MA 02210, desiring to engage in business under the fictitious name of Allegro Hyde Park, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
June 19, 2026 26-02132H

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 Beauty by Design Boutique located at 1208 Bloom Hill Ave. 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 17th day of June, 2026
Melanie Epps
June 19, 2026 26-02183H

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 shopGURU located at 2711 W. Trilby Avenue in the City of Tampa, Hillsborough, Florida 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of June, 2026
Soldo Engineering LLC
Boris Soldo
June 19, 2026 26-02114H

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 CREEKSTONE HEALTH AND WELLNESS located at 1500 SOUTH-GATE DRIVE in the City of KISSIMMEE, Hillsborough, FL 34746 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of May, 2026
BRISTOL SNF LLC
June 19, 2026 26-02134H

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 Sexual Solutions located at 100 North Tampa Street, Suite 2700 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of June, 2026
Wolfe Psychology, LLC
Elizabeth R. Wolfe
June 19, 2026 26-02187H

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 Y Realty Referral Network located at 1550 W Cleveland St, in the County of Hillsborough, in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 11th day of June, 2026.
Y REALTY FLORIDA LLC
June 19, 2026 26-02133H

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Michael Lindsey / UNDER THE CAR PERFORMANCE AND REPAIR, LLC will engage in business under the fictitious name MIKE ON THE CORNER, with a physical address 18313 Oriole St Lutz, Florida 33558, with a mailing address 18313 Oriole St Lutz, Florida 33558, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
June 19, 2026 26-02184H

FIRST INSERTION
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
Hillsborough County, Florida

Notice is hereby given that the Hidden Creek Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to gdubois@gms-tampa.com and csmith@gmscl.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit a written proposal AND a PDF file on a flash-drive no later than July 27, 2026, at 11:00 a.m. (EST) to Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Attention: Clayton Smith and Garrett DuBois. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the day of the pre-proposal meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Clayton Smith at csmith@gmscl.com and Garrett DuBois at gdubois@gms-tampa.com.

All proposals will be publicly opened at a meeting of the District to be held at 11:00 a.m. (EST), July 27, 2026, at the offices of Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. A copy of the agenda for the meeting can be obtained from the District Office at Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by phone at 813-344-4844.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 813-344-4844, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Hidden Creek Community Development District
Amanda Ferguson, District Manager
June 19, 2026 26-02168H

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

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

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

District Manager
Varrea South Community Development District
June 19, 2026 26-02155H

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

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

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

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

District Manager
Varrea North Community Development District
June 19, 2026 26-02157H

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/10/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 CARD mobile home bearing vehicle identification number 00157 and all personal items located in-

side the mobile home. Last Tenant: Maribel Merladet Santos and Lorainy Rodriguez Sotolongo a/k/a Lorainy Rodriguez. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.
June 19, 26, 2026 26-02185H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
PLEASE TAKE NOTICE, FOREST BROOK, LLC, P.O. Box 1469, Lutz, Florida 33549, intends to hold a public auction of the goods stored in the following unit to satisfy the storage lien of the owner. The sale will occur at the time and location indicated. Contents include personal property along with the described belongings to those individuals listed below.
07/08/2026 @10:00AM
"Efrain"
17420 U.S. Hwy 41 North, Unit 1
Lutz, Florida 33549
-Pressure Washer
-Wheel Display w/ Three (3) Wheels
-Tire Changing/Balancing Machine

-Two (2) Small Ice Coolers
-Window Tint Boxes
-Multiple Spray Cans
-Mini Refrigerator
-Miscellaneous Trophies
-Cleaning Supplies
-Shelving
-Miscellaneous Plastic Car Parts
-Pop-Up Tent Poles
-Banners
-Office Chair
Purchases must be made by cash only and paid at the above referenced facility in order to complete the transaction. FOREST BROOK, LLC may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions:
(813)558-2238
June 19, 2026 26-02169H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JULY 27 2026:

CERTIFIED FLEET OF TAMPA LLC 4901 SOUTH 50TH STREET TAMPA FL 33619 (813)623-3571 MV114228 2013 INTL 1HTMMAAL6DHH178039 \$2424.63,
JAY SANZ TOTAL AUTOMOTIVE SERVICE SOLUTIONS INC DBA TOTAL AUTOMOTIVE SERVICES 616 SOUTH US HWY 41 RUSKIN FL 33570 (813)645-4632 MV60387 2006 HONDA JHLRD68886C024372 \$4007.62
June 19, 2026 26-02179H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 07/13/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.
NAME: EVAN CARROS USADOS, CORP YDV09339B818 2018 SEAD 6180.00 TEL: 813-697-1791 MV#: MV113121 LOCATION: 6360 JENSEN ROAD TAMPA, FL 33619/
NAME: TMT AUTO REPAIR LLC 5TDZARFH8F8013929 2015 TOYT 4539.48 TEL: 813-697-1791 MV#: MV109899 LOCATION: 6402 N NEBRASKA AVE, TAMPA, FL 33604/
NAME: FAST SERVICES FLORIDA LLC 2T3C1RFV5RW332025 2024 TOYT 13384.13 TEL: 813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/
NAME: FONTENANCY AUTO REPAIR LLC 5TDKZRFH4K569434 2019 TOYT 14978.89 TEL: 813-697-1791 MV#: MV112428 LOCATION: 10202 WEST-BRANCH CT, TAMPA, FL 33615/
TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/
June 19, 2026 26-02129H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT REGARDING AMENDED JOINT RULES, POLICIES, AND FEES REGARDING AMENITY FACILITIES OF VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT AND VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Varrea North Community Development District ("Varrea North") and the Varrea South Community Development District ("Varrea South") and, collectively with Varrea North, the "Districts") hereby give notice of intention to adopt amended joint rules, policies, and fees regarding amenity facilities of the District and the Districts ("Rules"). The proposed rule number is AMENITY-JT-2026-1.

The purpose and effect of the Rules is to provide joint rules, policies, and fees for the use of the Districts' amenity facilities. The specific grant of rulemaking authority for the adoption of the Rules includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the Rules include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035 and 190.041, Florida Statutes.

Public hearings will be conducted by the Districts on July 29, 2026, at 11:30 a.m. at 3501 Riga Blvd., Suite 100, Tampa, Florida 33619. A copy of the Rules may be obtained by contacting the District Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhia@whhassociates.com.

District Manager
Varrea North Community Development District
Varrea South Community Development District
June 19, 2026 26-02156H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT REGARDING AMENDED JOINT RULES, POLICIES, AND FEES REGARDING AMENITY FACILITIES OF VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT AND VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Varrea North Community Development District ("Varrea North") and the Varrea South Community Development District ("Varrea South") and, collectively with Varrea South the "Districts") hereby give notice of intention to adopt amended joint rules, policies, and fees regarding amenity facilities of the District and the Districts ("Rules"). The proposed rule number is AMENITY-JT- 2026-01.

The purpose and effect of the Rules is to provide joint rules, policies, and fees for the use of the Districts' amenity facilities. The specific grant of rulemaking authority for the adoption of the Rules includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the Rules include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035 and 190.041, Florida Statutes.

Public hearings will be conducted by the Districts on July 29, 2026, at 11:30 a.m. at 3501 Riga Blvd., Suite 100, Tampa, Florida 33619. A copy of the Rules may be obtained by contacting the District Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, kantarzhia@whhassociates.com.

District Manager
Varrea North Community Development District
Varrea South Community Development District
June 19, 2026 26-02158H

FIRST INSERTION

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The South Bay Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at nviverito@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Nicole Viverito at nviverito@gms-tampa.com. Proposals must be received by 5:00 p.m. on Wednesday, July 1, 2026. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

South Bay Community Development District
Brian Young, District Manager
June 19, 2026 26-02152H

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 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. 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.hawkstonecd.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 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.

Stephanie DeLuna, District Manager
June 19, 2026 26-02111H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Panther Trace II Community Development District

The Board of Supervisors (the "Board") of the Panther Trace II Community Development District (the "District") will hold a public hearing and a meeting on July 27, 2026, at 6:30 p.m. at the Panther Trace II Clubhouse, located at 11518 Newgate Crest Drive, Riverview, FL 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 least 2 days before the meeting at www.panthertracecd2.net, or may be obtained by contacting the District Manager's office via email at hbeckett@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 536.

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.

Heath Beckett, District Manager
June 19, 26, 2026 26-02130H

FIRST INSERTION

NOTICE OF REGULAR BOARD "CHANGE IN MEETING LOCATION" GAS WORX COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Gas Worx Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Gas Worx Community Development District has been changed to be held at the following location, dates and times.

Office of Kettler's
1906 North Avenida Republica de Cuba
Tampa, FL 33605

July 20, 2026 at 1:30 p.m.
August 17, 2026 at 1:30 p.m.
September 21, 2026 at 1:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The regular meetings may be continued to a date, time, and place to be specified on the record at such meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Bryan Radcliff, District Manager
June 19, 2026 26-02154H

FIRST INSERTION

VILLAGES OF BLOOMINGDALE 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 Villages of Bloomingdale Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: 07/21/2026
TIME: 9:00 AM
LOCATION: Villages of Bloomingdale Clubhouse
6301 Valleydale Drive
Riverview, Florida 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, Jason Greenwood, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.villagesofbloomingdalecd.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 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 such 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 19, 26, 2026 26-02110H

FIRST INSERTION

NOTICE OF MEETINGS SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The South Bay Community Development District Audit Committee will meet on Wednesday, July 8, 2026 at 1:00 p.m. at the Little Harbor POA Clubhouse, 611 Destiny Drive, Ruskin, FL 33570. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the South Bay Community Development District.

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 sbaycd.org. 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 at 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 19, 2026 26-02153H

FIRST INSERTION

NOTICE OF CHANGE OF PUBLIC WORKSHOPS OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT (TIME CHANGE AND LOCATION CHANGE)

Notice is hereby given that the Board of Supervisors of the Westchase Community Development District (the "District") will hold its Public Workshops on the dates, times, and locations listed below:

Date and Time:	Location:
July 21, 2026, at 4:00 p.m.	Westchase Swim and Tennis Center 10405 Countryway Blvd Tampa, FL 33626
August 18, 2026, at 4:00 p.m.	Maureen B. Gauzza Public Library 11211 Countryway Blvd Tampa, FL 33626
September 15, 2026, at 4:00 p.m.	Maureen B. Gauzza Public Library 11211 Countryway Blvd Tampa, FL 33626

The Public Workshops are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The workshops may be continued to a date, time, and place to be specified on the record at the workshops without additional publication of notice. A copy of the agenda for these workshops may be obtained by contacting the Office of the District Manager, 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607, Tel: (813) 474-7385, during normal business hours.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the workshops is asked to advise the District Manager's office at least forty-eight (48) hours before the workshops by contacting the District Manager at: (813) 474-7385. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 1-(800) 955-8770, for assistance in contacting the District Manager's office.

Westchase Community Development District
Heather Dilley, District Manager
June 19, 2026 26-02166H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com Business Observer

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Cordoba Ranch Community Development District (the "District") will hold a public hearing and a regular meeting on Monday, July 20, 2026, at 5:00 p.m. at the offices of Crowder's Landscaping, Inc. located at 2208 Wain Ranch Lane, Lutz, FL 33549.

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 least two (2) days before the meeting at www.cordobaestatescdd.com, or may be obtained by contacting the District Manager's office via email at management@cordobaestatescdd.com or via phone at (656) 237-8299.

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.

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year FY 2027 vs. Fiscal Year FY 2026

General Fund			Debt Service			Total Assessments per Unit					Units
FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	Annual Dollar Change	Monthly Dollar Change	
\$3,400.87	\$3,070.35	10.76%	\$1,806.19	\$1,806.19	0.0%	\$5,207.06	\$4,876.53	6.8%	\$330.52	\$27.54	286

0
prepaid lots

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2026 County property tax bill. The amount shown above includes all applicable collection costs. The 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 two (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.

Samantha Zanoni, District Manager

June 19, 2026



26-02123H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/10/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2018 MERT mobile home bearing vehicle identification numbers FL26100PHA102586A and FL26100PHA102586B and all personal items located inside the mobile home. Last Tenant: Gustavo Rojas Caceres a/k/a Gustavo Rojas, Yolanda Vargas Forero a/k/a Yolanda Vargas and Yolanda Rojas Vargas a/k/a Yolanda Vargas Rojas. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.
June 19, 26, 2026 26-02186H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ROBERT McGREW and JOE McGREW will, on July 1, 2026, at 10:00 a.m., at 113 Sky Ridge Drive, Lot 432, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1991 BARR MOBILE HOME, VIN: FLFLM33A13956BA, TITLE NO.: 0061345525, and VIN: FLFLM33B13956BA, TITLE NO.: 0061293107 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3625)
June 19, 26, 2026 26-02159H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of The Oaks at Shady Creek Community Development District

The Board of Supervisors (the "Board") of The Oaks at Shady Creek Community Development District (the "District") will hold a public hearing and a meeting on Friday, July 17, 2026, at 10:00 a.m. at 10779 Purple Martin Boulevard, Riverview, Florida 33358.

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 least 2 days before the meeting <https://theoakshadycreekcdd.org/> or may be obtained by contacting the District Manager's office via email at alba.sanchez@inframark.com or via phone at 813-482-1614.

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 without further publication of notice. 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.

Alba Sanchez, District Manager
June 19, 26, 2026

26-02188H



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

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



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

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

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

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



Moreover, the real digital divide for public notice is growing

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

--- ESTATE / PUBLIC NOTICES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000283
Division: A
IN RE: ESTATE OF
RALPH FELIX GONZALEZ, SR.,
Deceased.

The administration of the estate of Ralph Felix Gonzalez, Sr., deceased, whose date of death was May 2, 2024, 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.

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 06/19/2026.

Personal Representative:
Drew Daddono

1227 North Franklin Street
Tampa, Florida 33602
Attorney for Personal Representative:
Drew Daddono, Esq.
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@anchortrustmanagement.com
drew@anchortrustmanagement.com
June 19, 26, 2026 26-02182H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-001587
IN RE: ESTATE OF
CARLOS SARMIENTO,
Deceased.

The administration of the estate of Carlos Sarmiento, deceased, File Number 26-CP-001587, 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 name and addresses of the petitioner and the petitioner's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this Notice is June 19, 2026.

Petitioner:

Nicole Farantatos
17340 Ballmont Park Drive
Odessa, FL 33556
Attorney for Petitioner:
David F. Hines, Esq.
Florida Bar No: 1038894
Hines & McCarty PLLC
745 W. Lumsden Rd.
Brandon, FL 33511
Telephone: (813) 738-8650
Email: dhines@tampa-litigation.com
June 19, 26, 2026 26-02163H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003268
IN RE: ESTATE OF
FRANKLIN SCHULZ
Deceased.

The administration of the estate of Franklin Schulz, deceased, whose date of death was February 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, Tampa, FL 33602, file number 25-CP-003268. 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 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 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 19, 2026.

Personal Representative
Scott Schulz

3909 South Angler Drive
Gilbert, AZ 85297
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@gadielepinozalaw.com
June 19, 26, 2026 26-02127H

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-001763
IN RE: ESTATE OF
KIMBERLY A. PIRAINO,
Deceased.

This administration of the ESTATE OF KIMBERLY A. PIRAINO, deceased, whose date of death was May 15, 2025, File Number 26-CP-001763, 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 the Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or

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

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

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: June 19, 2026

RANDAL POMERLEAU
Personal Representative

10919 Sailbrooke Drive
Riverview, FL 33579
/s/ Chelsea Scott
Chelsea Scott, Esq.
Attorney for Personal Representative
Florida Bar No. 119394
Fresh Legal Perspective, PL
6930 W. Linebaugh Avenue
Tampa, Florida 33625
813-448-1042
Service@FLPLawFirm.com
CScott@FLPLawFirm.com
June 19, 26, 2026 26-02167H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001758
IN RE: The Estate of
MILFORD STRONG,
Deceased.

The administration of the Estate of MILFORD STRONG, deceased, whose date of death was November 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 the first publication of this notice is June 19, 2026.

Personal Representative:
Pamela E. Strong

10819 Green Harvest Drive
Riverview, Florida 33578
Attorney for Personal Representative
Norliza Batts, Esquire
LAW OFFICE OF
NORLIZA BATTS, P.A.
2805 East Oakland Park Blvd. #402
Fort Lauderdale, FL 33306
954-772-4234
Fla Bar No: 698830
E-Serve: PleadingsBatts@aol.com
June 19, 26, 2026 26-02178H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000957
Division A
IN RE: ESTATE OF
RENNER MAE HAYNES
Deceased.

The administration of the estate of Renner Mae Haynes, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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. 732.2211, 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 TH HILLSBOROUGH DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 19, 2026.

Earl W. Haynes
Personal Representative

2121 West Dallas Avenue
Tampa, FL 33603
LaShawn Strachan
Attorney for Personal Representative
Email Addresses:
lstrachanesq@msn.com
lstrachanesq@msn.com
Florida Bar No.
10150 Highland Manor Drive,
Suite 200
Tampa, FL 33610
Telephone: 813-606-4111
June 19, 26, 2026 26-02181H

FIRST INSERTION

NOTICE OF ADMINISTRATION
(Testate)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001758
IN RE: The Estate of
MILFORD STRONG,
Deceased.

The administration of the Estate of Milford Strong, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The file number for the estate is 26-CP-001758. The estate is testate and the date of the decedent's will is August 25, 2020.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom the notice of administration is served must file with the court on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, or any codicils, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402,

Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving g spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

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

Personal Representative:
Pamela E. Strong

10819 Green Harvest Drive
Riverview, Florida 33578
Attorney for Personal Representative:
Norliza Batts, Esq.
LAW OFFICES OF
NORLIZA BATTS, P.A.
2805 East Oakland Park Blvd. #402
Fort Lauderdale, FL 33306
(954) 772-4234
Florida Bar Number 698830
E-Serve: PleadingsBatts@aol.com
June 19, 26, 2026 26-02177H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001897
Division: U
IN RE: ESTATE OF
JAMES CECIL DWIGHT
WILLIAMS
Deceased.

The administration of the Estate of James Cecil Dwight Williams, deceased, whose date of death was February 25, 2026 is pending in the Thirteenth Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the physical address of which is 800 E. Twiggs St. Tampa, FL 33602, and which mailing address is P.O. Box 3360, Tampa, FL 33601. The file number for the estate is 26-CP-001897 and the division is Division U. 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL 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 19, 2026.

Personal Representative:
Shannon Williams Street

807 Enterprise Street
Plant City, Florida 33527
Attorney for Personal Representative:
/s/ Ashley Ivanov
Ashley Willis Ivanov, Esq.
Florida Bar No. 0115496
The Law Office of Ashley Ivanov, P.A.
1116 Foster Carriage Rd.
Lithia, FL 33547
Telephone: (813) 436-0288
law@ashleyivanov.com
service@ashleyivanov.com
June 19, 26, 2026 26-02140H

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 Livengood Properties located at 2414 W Chicago Avenue 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 17th day of June, 2026
Mark Livengood
June 19, 2026 26-02190H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/10/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1980 MANA mobile home bearing vehicle identification number

F0601125422 and all personal items located inside the mobile home. Last Tenant: Victoria Young. Sale to be held at: Bedrock Little Manatee, 1177 Primrose Peak Drive, Ruskin, Florida 33570, 813-906-5310.
June 19, 26, 2026 26-02189H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001709
IN RE: ESTATE OF
DEBRA CAHILL
Deceased.

The administration of the estate of Debra Cahill, deceased, whose date of death was April 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Room 206, 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 THREE 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 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, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of the first publication of this notice is June 19, 2026.

Personal Representative:

Nicholas A. Diamond
13546 Brook Trout Court
Riverview, FL 33579
Attorney for Personal Representative:
Bruce A. McDonald
Florida Bar No. 263311
McDonald Fleming
Attorneys for Personal Representative
Suite B, PMB # 137
707 E. Cervantes St.
Pensacola, FL 32501-3286
(850) 346-7926
bamcdonald@pensacolalaw.com
kweston@pensacolalaw.com
June 19, 26, 2026 26-02147H

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-000410
Div: B
IN RE: ESTATE OF
JALAYSIA ARIEL CAPERS,
Deceased.

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

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:

Janeiya Williams
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
June 19, 26, 2026 26-02141H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
13TH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001946
IN RE: ESTATE OF
THEODORE CLIFFORD
KNORR JR.,
Deceased.

The administration of the estate of THEODORE CLIFFORD KNORR JR., Deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is June 19, 2026.

IRMGARD E. KNORR,

Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
June 19, 26, 2026 26-02119H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA PROBATE DIVISION
File No. 2026-CP-001406
IN RE: ESTATE OF
PEDRO GONZALEZ CHAVEZ,
Deceased.

The administration of the estate of PEDRO GONZALEZ CHAVEZ, deceased, whose date of death was June 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 19, 2026.

Personal Representative:

VICTORIA CIBREIRO CASTRO
1822 Raven Glen Drive
Ruskin, Florida 33570
Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Isantos@VelizKatzLaw.com
Attorney for Petitioner
June 19, 26, 2026 26-02113H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001921
IN RE: ESTATE OF
JYOTI DESAI
DECEASED.

The administration of the estate of JYOTI DESAI, 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, Room 101, Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

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 19, 2026.

Personal Representative:

VIPUL DESAI
5858 Central Ave
St. Petersburg, FL 33707
Attorney for Personal Representative:
C. Hunter Rawls, Esq.
BATTAGLIA, ROSS, DICUS &
MCQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 59432
Primary Email:
hrawl@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
June 19, 26, 2026 26-02148H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
File Number: 26-CP-001360
Division: B
IN RE: ESTATE OF
ZELLA MAE SMITH
Deceased.

The administration of the estate of ZELLA MAE SMITH, deceased, File Number: 26-CP-001360, whose date of death was 4-6-26, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602, Probate Division). 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.

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

The date of first publication of this notice is: 6-19-26

Personal Representative:

Robert Daniel Smith
15105 CRAGGY CLIFF
TAMPA, FLORIDA 33625
Attorney for Personal Representative
Edwin P. Randolph, Esquire
0017900
Edwin P. Randolph,
Attorney at Law, LLC
5008 W. Linebaugh Avenue,
Suite 19
Tampa, FL 33624
813-514-1343-phone
813-514-4852-fax
attyrandolph@gmail.com
June 19, 26, 2026 26-02142H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-001813
IN RE: ESTATE OF
LINDA CHRISTINE VOLPE,
a/k/a LINDA C. VOLPE,
DECEASED

The administration of the estate of LINDA CHRISTINE VOLPE a/k/a LINDA C. VOLPE, deceased, whose date of death was March 30, 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. 732.221, 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 19, 2026.

SHARON L. SOBOTIC

Personal Representative
P.O. Address: 2131 New Bedford Dr,
Sun City Center, FL 33573
JL LAW PLLC
VOJA J. LONCARI, ESQ
Attorneys for Personal Representative
801 West Bay Drive
Suite 312
Largo, FL 33770
Telephone: (727) 488-5869
Florida Bar No. 528811
Email Addresses: JL@jim-law.com
June 19, 26, 2026 26-02164H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001749
Division B
IN RE: ESTATE OF
DEBRORAH DRISCOLL SMITH
Deceased.

The administration of the estate of Deborah Driscoll Smith, deceased, whose date of death was August 31, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:

Guy H. Smith
8727 Palisades Drive
Tampa, Florida 33615
Attorney for Personal Representative:
Kimberly K. Muentner, Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmuentner@gmail.com
June 19, 26, 2026 26-02149H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 26-CP-001768
IN RE: ESTATE OF
FRANCES TANIKAWA
MAKKREEL
Deceased.

The administration of the estate of Frances Tanikawa Makkreel, deceased, whose date of death was March 22, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 W. Twiggs Street, Room 101, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 06/19/2026

Personal Representative:

Nicholas R. Jackson
777 S. Flagler Drive, Suite 1700
West Palm Beach, FL 33401
Attorney for Personal Representative:
Mary Balent Long, Esq.
Florida Bar Number: 450456
FOX ROTHSCHILD LLP
999 Peachtree Street NE,
Suite 1500
Atlanta, GA 30309
Telephone: (404) 815-6280
E-Mail: mlong@foxrothschild.com
Secondary E-Mail:
bjosaphouth@foxrothschild.com
June 19, 26, 2026 26-02143H

--- 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. 23-CA-014723
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
SHAWN GILLETTE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2025 in Civil Case No. 23-CA-014723 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Shawn Gillette, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 99, of SUMMERFIELD CROSSINGS VILLAGE 2, TRACT 1&2 PHASE 2, accord-

ing to the Plat thereof, as recorded in Plat Book 123, Page 101, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06213FL
June 19, 26, 2026 26-02165H

FIRST INSERTION

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

CASE NO. 25-CA-005107
DIVISION:
RF-Section I

COMPUTERSHARE DELAWARE
TRUST COMPANY, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
ON BEHALF OF BRAVO
RESIDENTIAL FUNDING TRUST
2023-RPL1,
Plaintiff, vs.

THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL
OTHER PARTIES CLAIMING
BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF
MICHAEL K. PERKINS A/K/A
MICHAEL KELLY PERKINS,
DECEASED; UNITED STATES OF
AMERICA, DEPARTMENT OF THE
TREASURY, INTERNAL REVENUE
SERVICE, JOHNNY PERKINS
A/K/A JOHNNY E. PERKINS;
SYNOVUS BANK; LINDA
PERKINS; 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 a Summary Final Judgment of Foreclosure dated June 1, 2026, and entered in Case No. 25-CA-005107 of the Circuit Court in and for Hillsborough County, Florida, wherein COMPUTERSHARE DELAWARE TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF BRAVO RESIDENTIAL FUNDING TRUST 2023-RPL1 is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL K. PERKINS A/K/A MICHAEL KELLY PERKINS, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; JOHNNY PERKINS A/K/A JOHNNY E. PERKINS; SYNOVUS BANK; LINDA PERKINS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR

CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on July 29, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

THE NORTH 1/2 OF THE NORTH 1/2 OF LOTS 7 AND 8, BLOCK 2, AZEELE BUSINESS UNIT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED June 4, 2026.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1491-210183 / GS1
June 19, 26, 2026 26-02112H

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-002972
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

UNKNOWN HEIRS
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER, OR AGAINST THE
ESTATE OF DONNIE R. JONES

A/K/A DONNIE RAE JONES,
DECEASED; SANDRA W. JONES
A/K/A SANDRA WIGGINS JONES
A/K/A SANDRA WIGGINS;
UNKNOWN TENANT #1 N/K/A
MATTHEW COTTLE; DONNIE
RAE JONES, II; DONNISHA
JONES;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 11, 2026 in Civil Case No. 25-CA-002972, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORT-

FIRST INSERTION

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

CASE NO.: 23-CA-015775
TAMPA SUN ESTATES, LLC,
a Florida limited liability company,
Plaintiff, vs.
DAVID PAUL JOHNSON; STATE
OF FLORIDA DEPARTMENT OF
HIGHWAY SAFETY AND MOTOR
VEHICLES,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 11, 2026, entered in Civil Case No. 23-CA-015775 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein TAMPA SUN ESTATES, LLC., a Florida limited liability company, is Plaintiff and DAVID PAUL JOHNSON; STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, 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 15, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

Lot: 28, Vehicle Identification Number# FLFL1AD547005871; Title #40408396; Year 1984; Make: Unknown; Color: Unknown; Body: HS ("Mobile Home").
Property Address: 10101 North Florida Avenue, Tampa, Florida 33612

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 16th 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
Facsimile: (561) 826-1741
Email: service@mls-pa.com
BY: /s/ Christian Savio
CHRISTIAN SAVIO, ESQ.
FLORIDA BAR NO. 84649
June 19, 26, 2026 26-02175H

FIRST INSERTION

RE-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.
292021CA009333A001HC
DIVISION: E
RF-Section I

U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2016-CTT,
Plaintiff, vs.

ANDREW SCAGLIONE III;
BONNIE S. SCAGLIONE;
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 a Summary Final Judgment of Foreclosure dated March 12, 2026, and an Order Resetting Sale dated June 8, 2026 and entered in Case No. 292021CA009333A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and ANDREW SCAGLIONE III; BONNIE S. SCAGLIONE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on August 12, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

THE NORTH 1/2 OF LOT

11, BLOCK 2, HENDRY & KNIGHT'S MAP OF FAIRBURN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 14, 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 June 11, 2026.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-178636 / GS1
June 19, 26, 2026 26-02162H

FIRST INSERTION

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

CASE NO. 24-CA-006864
GENERAL CIVIL DIVISION: E
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE OF THE RESIDENTIAL
CREDIT OPPORTUNITIES TRUST
X-C
Plaintiff, vs.

ESTATE OF ILENE MAE THELEN,
DECEASED, et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 10, 2026 entered in Civil Case No. 24-CA-006864 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 XI-A is Plaintiff and HIGHGATE II CONDOMINIUM ASSOCIATION, INC.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ILENE MAE THELEN, DECEASED; and CHARLES ROBINSON, 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 15, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

UNIT 174, PHASE 5, HIGHGATE II CONDOMINIUM, A CONDOMINIUM AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICAL RECORDS 4054, PAGE 371, OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Property Address: 2005 Halmrock Place, Sun City Center, Florida 33573

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 16th 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/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
June 19, 26, 2026 26-02176H

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. 18-CA-003725
FEDERAL NATIONAL MORTGAGE
ASSOCIATION,
Plaintiff, vs.

ARTHUR D. ANDREWS A/K/A
ARTHUR ANDREWS; EDWINA
ANDREWS A/K/A EDWINA
URIEGAS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 09, 2026, and entered in 18-CA-003725 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and ARTHUR D. ANDREWS A/K/A ARTHUR ANDREWS; EDWINA ANDREWS A/K/A EDWINA URIEGAS; UNITED STATES OF AMERICA; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION INC; WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST II.; SUNTRUST BANK; CORY LAKE ISLES PROPERTY OWNERS 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 06, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 1, CORY LAKE ISLES PHASE I UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 17915 SAINT CROIX ISLE DR, TAMPA, FL 33647

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

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

Dated this 12 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
19-285975 - NaP
June 19, 26, 2026 26-02170H

FIRST INSERTION

GAGE LLC is the Plaintiff, and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DONNIE R. JONES A/K/A DONNIE RAE JONES, DECEASED; SANDRA W. JONES A/K/A SANDRA WIGGINS JONES A/K/A SANDRA WIGGINS; UNKNOWN TENANT #1 N/K/A MATTHEW COTTLE; DONNIE RAE JONES, II; DONNISHA JONES; are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash

at www.hillsborough.realforeclose.com on August 12, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, THE WEST 55 FEET OF THE EAST 110 FEET OF THE NORTH 95 FEET OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 19 EAST, 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 12th 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/ Mola R. Bosland
FBN: 030330
2026.06.12 13:48:38-04'00'
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1091-2668B
June 19, 26, 2026 26-02151H

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-004159

MIDFIRST BANK
Plaintiff, v.
JENNILIN DEANDA; UNKNOWN SPOUSE OF JENNILIN DEANDA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; RIVER OAKS CONDOMINIUM II ASSOCIATION, INC.; RIVER OAKS RECREATION ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 14, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:
UNIT 1701 IN BUILDING 17 OF RIVER OAKS CONDOMINIUM II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM IN OFFICIAL RECORD BOOK 3817, PAGE 512 THROUGH 584 AND AMENDED IN OFFICIAL RECORD BOOK 3947, PAGE 220, AS AMENDED FROM TIME TO TIME AND CONDOMINIUM PLAT BOOK 3, PAGE 48 AND CONDOMINIUM PLAT BOOK 4, PAGE 35; ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE PERCENT OF COMMON ELEMENTS PERTAINING

THERETO.
a/k/a 7893 NIAGARA AVE, TAMPA, FL 33617-8369
at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on July 07, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 8 day of June, 2026.
eXL Legal, PLLC
Designated Email Address: exlling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010170
June 19, 26, 2026 26-02118H

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-000182

DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs.
DAVID FEARNOW AND JENNIFER FEARNOW, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2024, and entered in 23-CA-000182 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DLJ MORTGAGE CAPITAL, INC. is the Plaintiff and JENNIFER FEARNOW; CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.; DAVID FEARNOW 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 07, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 2, COUNTRY CLUB VILLAGE AT CARROLLWOOD, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 47 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 14517 NETTLE CREEK RD, TAMPA, FL 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 in accordance with Florida Statutes, Section 45.031.

dance 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 12 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
19-360945 - NaP
June 19, 26, 2026 26-02171H

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-006571

CMG MORTGAGE, INC., Plaintiff, vs.
SEAN T. REINAGEL AND PAMELA NICOLE REINAGEL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 13, 2026, and entered in 25-CA-006571 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CMG MORTGAGE, INC. is the Plaintiff and SEAN T. REINAGEL; PAMELA NICOLE REINAGEL; HAWKSTONE HOMEOWNERS ASSOCIATION, INC.; HAWKSTONE COMMUNITY 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 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 33, OF HINTON HAWKSTONE PHASES 2A AND 2B2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 12914 WELL-SPRING DR, LITHIA, FL 33547

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

dance 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 12 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
25-308735 - MaS
June 19, 26, 2026 26-02172H

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-007518

FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.
SAMMIE COCHRAN A/K/A SAMMY COCHRAN AND EVA COCHRAN A/K/A EVA JANE COCHRAN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 10, 2026, and entered in 25-CA-007518 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and SAMMIE COCHRAN A/K/A SAMMY COCHRAN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 06, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 504 OF BELLMONT HEIGHTS NO. 2, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12 ON PAGE 88 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3906 DELEUIL AVE, TAMPA, FL 33610
Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. 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 12 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
25-318186 - MaS
June 19, 26, 2026 26-02173H

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-007044

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs.
LYETTE J. BRONLEBEN; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 10, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of July, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 2, BLOCK 22, PANTHER TRACE PHASE 1 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 65-77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.
Property address: 12316 Healey Summit Lane, Riverview, FL 33579

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-007198-1
June 19, 26, 2026 26-02174H

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-009228

SECTION 8 RF
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2024-4 MORTGAGE LOAN TRUST, Plaintiff, vs.
PHU T. NGUYEN; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered 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 27 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 1, 2 AND 3, LESS THE WEST 50 FEET THEREOF, IN BLOCK 100, MAP OF PART OF PORT TAMPA CITY, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 4602 W CHISHOLM STREET, TAMPA, FL 33616

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

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

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

Dated this 15 day of June 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-01322
June 19, 26, 2026 26-02146H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2022-CA-002873

DIVISION: F
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
MIGUEL HERRERA, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 8, 2026, and entered in Case No. 29-2022-CA-002873 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Miguel Herrera, Elva Roxana Escobar-Morales, Florida Housing Finance Corporation, Castle Credit Co Holdings, LLC, 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 July 15, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

THE EAST 10.5 FEET OF LOT 14, ALL OF LOT 15 AND THE WEST 1/2 OF LOT 16, BLOCK 2, BAISDENS ADDITION TO THE CITY OF WEST TAMPA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 3023 W GREEN ST TAMPA FL 33607
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 accom-

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

Dated this 12 day of 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/ Charline Calhoun
Charline Calhoun, Esq.
Florida Bar #16141
IN/22-001984
June 19, 26, 2026 26-02145H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-008403

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.
KATHY MENDOZA, et al., Defendant.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on MAY 18, 2026, in the above-styled cause, VICTOR D CRIST, HILLSBOROUGH County Clerk of Court, shall sell to the highest and best bidder for cash on JULY 15, 2026, at 10:00 A.M., at www.hillsborough.realforeclose.com, the following described property:
LEGAL DESCRIPTION:
Apartment Unit No. 4152-B, in Building No. 15 of Carrollwood Village Pine Lake Garden Vil-

las Condominium Phase II, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2688, Page 676, and according to the Condominium Plat Book 1, Page 18, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with an undivided share in the common elements.

Property Address: 4152 PINELAKE LN. #202, TAMPA, FL 33618
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommo-

dation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. If you need an ADA accommodation, please contact (813) 272-7040; hearing impaired: 1-800-955-8771; voice impaired: 1-800-955-8770; email: ADA@fljud13.org. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: May 26, 2026
/s/ Michelle De Leon
Michelle De Leon, Esq.
Hill Wallack, LLP
Attorneys for Plaintiff
300 S Orange Ave., Suite 1000
Orlando, FL 32801
Telephone: (561) 858-2662
Fax: (609) 452-1888
Email: mdeleon@hillwallack.com
FL Bar #68587
June 19, 26, 2026 26-02117H

--- ACTIONS ---

FIRST INSERTION

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

Case No.: 26-CC-013766

Division: V

**TOWNHOMES AT KENSINGTON
HOMEOWNERS
ASSOCIATION, INC., a Florida not
for profit corporation,
Plaintiff, vs.**

**353 KENSINGTON LLC and
UNKNOWN PARTY OR
PARTIES IN POSSESSION,
Defendants.**

TO: 353 KENSINGTON LLC
353 Kensington Lake Circle
Brandon, FL 33511

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The property to be foreclosed upon is currently located in Cypress Park Garden Homes I Condominium, which is located in Hillsborough County, Florida and which is more fully described as:

Lot 8, Block 2, THE TOWNHOMES AT KENSINGTON PHASE B, according to the map or plat thereof, as recorded in Plat Book 82, Page 1, of the Public Records of Hillsborough County, Florida.

Also known as 353 Kensington Lake Circle, Brandon, FL 33511 together with an equity owned in said unit or any assets of the Association, including a Membership Certificate representing one (1) share in the Association, and any other incident of ownership arising therefrom, together with all rights and privileges appurtenant to.

This action has been filed against you as the Defendant, and you are required to serve a copy of your written defenses,

if any, to the action on Plaintiff attorney, whose address is: Karen E. Maller, Esq., Johnson Pope Bokor Ruppel & Burns, LLP, 360 Central Avenue, Suite 500, St. Petersburg, FL 33701 on or before the 30th day after the 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.

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 IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS.

DATED this 11 day of June, 2026.

Clerk of Court, Victor D. Crist

(SEAL) By: Jennifer Taylor

Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

Karen E. Maller, Esq.,
Johnson Pope Bokor Ruppel &
Burns, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
June 19, 26; July 3, 10, 2026

26-02136H

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-004784

SELENE FINANCE, LP,
Plaintiff, vs.

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

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CECELIA FREIBAU, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 112, BLOCK 1, BOYETTE CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 3 THROUGH 10, 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 07/16/2026 / (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 10 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
25-381360
June 19, 26, 2026 26-02120H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-001585
DIVISION: B
RF-Section I

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION NOT IN
ITS INDIVIDUAL CAPACITY BUT
SOLELY AS INDENTURE
TRUSTEE OF CIM TRUST
2023-R4,
Plaintiff, vs.**

**THE UNKNOWN SPOUSES,
HEIRS, DEVISEES,
GRANTEES, CREDITORS, AND
ALL OTHER PARTIES
CLAIMING BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF MARJA C. PHILPOTT
AKA MARJA LYNN PHILPOTT,
DECEASED; WILLIAM C.
PHILPOTT, JR.; KODY LEWIS
PHILPOTT; KARA LYN LEATH;
KRISTA KELLY PHILPOTT;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
et al.,
Defendant(s).**

TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARJA C. PHILPOTT AKA MARJA LYNN PHILPOTT, DECEASED RESIDENCE UNKNOWN
TO: KODY LEWIS PHILPOTT
7106 CROMWELL PARK LANE
APOLLO BEACH, FL 33572

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

TRACT TWENTY-FOUR (24) OF GIBSON'S ALAFIA RIVER ESTATES SUBDIVISION, SECTION 1, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 26, OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 7/15/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on June 9, 2026.

VICTOR CRIST

As Clerk of the Court

(SEAL) By: Jennifer Taylor

As Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

Diaz Anselmo & Associates, P.A.,

Plaintiff's attorneys,

P.O. BOX 19519,

Fort Lauderdale, FL 33318,

(954) 564-0071,

answers@dallegal.com

1491-222131 / ME2

June 19, 26, 2026

26-02126H

FIRST INSERTION

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

Case No.: 2026-CA-002327

**TRASHIT, LLC, a Florida limited
liability company,
Plaintiff, v.**

**JOSE L. GONZALEZ, JR.,
an individual,
Defendants.**

TO: JOSE L. GONZALEZ, JR.

245 MANDOLIN DRIVE,

WINTER HAVEN, FL 33884

YOU ARE HEREBY NOTIFIED that an action for breach of contract has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on John A. Morey, Esq., of the Morey Law Firm, P.A., the Plaintiff's attorney, whose address is 250 N. Orange Ave., Suite 1220, Orlando, FL 32801, on or before 7/20/2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition

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

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

DATED on June 12, 2026.

VICTOR CRIST

CLERK OF THE CIRCUIT COURT

(SEAL) Jennifer Taylor

Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

John A. Morey, Esq.,
Morey Law Firm, P.A.,
the Plaintiff's attorney,
250 N. Orange Ave., Suite 1220,
Orlando, FL 32801
June 19, 26; July 3, 10, 2026

26-02135H

FIRST INSERTION

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

Case No: 26-CA-002366

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

**RAKESH SUNDRU, UNKNOWN
SPOUSE OF RAKESH SUNDRU,
SOLAR MOSAIC LLC, UNKNOWN
TENANT 1 AND UNKNOWN
TENANT 2,
Defendant(s)**

TO: RAKESH SUNDRU
13320 AUSBURN LN
DOVER, FL 33527

UNKNOWN SPOUSE OF RAKESH SUNDRU
13320 AUSBURN LN
DOVER, FL 33527

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

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN NORTH ALONG THE WEST BOUNDARY OF SAID NW 1/4 OF SE 1/4 FOR 660.00 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID NW 1/4 OF SE 1/4 FOR 736.40 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 115.00 FEET; THENCE EAST 200.00 FEET TO A POINT THAT IS 394.00 FEET WEST OF THE EAST BOUNDARY OF SAID NW 1/4 OF SE 1/4; THENCE WEST PARALLEL WITH SAID NORTH BOUNDARY FOR 200.00 FEET; THENCE SOUTH 147.00 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH THE NORTH 25.00 FEET OF THE SOUTH 570.00 FEET OF THE EAST 394.00 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 21 EAST, BEING SUBJECT TO A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS AND UTILITIES FOR ADJOINING PROPERTY OWNERS. LESS

EXISTING RIGHT OF WAY FOR MOORES LAKE ROAD. TOGETHER WITH TRACT BEGINNING 1036 FEET EAST AND 570 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN WEST 100 FEET; NORTH 300 FEET; EAST 80 FEET; SOUTH 150 FEET, EAST 20 FEET, AND SOUTH 150 FEET TO THE POINT OF BEGINNING.

Property Address: 13320 AUSBURN Lane, Dover, FL 33527

The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 26-CA-002366; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Rakesh Sundru. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before 7/15/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated the 9th day of June, 2026

VICTOR D. CRIST

Clerk of the Circuit

Court and Comptroller

(SEAL) By: Jennifer Taylor

As Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

Mehwish Yousuf, Esq.,
Quintairos, Prieto, Wood & Boyer, P.A.
2400 E. Commercial Blvd., Ste. 520
Fort Lauderdale, FL 33308
Matter No.: FL-010821-25

June 19, 26, 2026 26-02122H

FIRST INSERTION

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

Case No.: 26-CA-003643

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-
IN-INTEREST TO U.S. BANK
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS INDENTURE
TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2020-R2,
MORTGAGE-BACKED NOTES,
SERIES 2020-R2,
Plaintiff, vs.**

**ESTATE OF BARBARA A.
PULLIN A/K/A BARBARA PULLIN,
DECEASED; UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, CREDITORS,
LIENORS, TRUSTEES OF
BARBARA A. PULLIN A/K/A
BARBARA PULLIN, DECEASED;
DAVID GONZALEZ; STEVEN
ROYCE MARTINEZ; DAVID G.
MARTINEZ; ELIZABETH KEHLE
F/K/A ELIZABETH ANNE
MARTINEZ; LUKE ADAM
HUSTON; CHRISTOPHER
MICAL MARTINEZ, UNKNOWN
TENANT(S) IN POSSESSION #1
and #2, et al.
Defendant(s).**

TO: ESTATE OF BARBARA A. PULLIN A/K/A BARBARA PULLIN, DECEASED
(Current Residence Unknown)
(Last Known Address)
4503 HAMPSHIRE ROAD
TAMPA, FL 33634

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF BARBARA A. PULLIN A/K/A BARBARA PULLIN, DECEASED
(Last Known Address)

4503 HAMPSHIRE ROAD
TAMPA, FL 33634

ALL OTHER UNKNOWN PARTIES,
INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES,

GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS
(Last Known Address)
4503 HAMPSHIRE ROAD
TAMPA, FL 33634

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

LOT 25, BLOCK 1, ROCKY

POINT VILLAGE, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A: 4503 HAMPSHIRE ROAD, TAMPA, FL 33634.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 7/13/2026, a date which is within 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 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@fljud13.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@fljud13.org.

WITNESS my hand and the seal of this Court this 5 day of June, 2026.

VICTOR D. CRIST

As Clerk of the Court

and/or Comptroller

(SEAL) /s/ Jennifer Taylor

Signature

Jennifer Taylor

Print Name if Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff

25-52180

June 19, 26, 2026

26-02116H

FIRST INSERTION

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

CIVIL DIVISION

Case No. 25-CA-003616

**METROPOLITAN LIFE
INSURANCE COMPANY
Plaintiff vs.**

**THE ESTATE OF ANGIE S. ROMAN
F/K/A ANGIE S. HURTADO; et al
Defendants**

TO: Jesenia Hurtado

2471 NW 87TH AVE

SUNRISE, FL 33322-3310

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Hillsborough County, Florida regarding the subject property with a legal description, to-wit:

LOT 4, BLOCK 3, HEATHER LAKES UNIT XIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 7/13/2026, and file the

original with the clerk of this court at 80

--- ACTIONS ---

FIRST INSERTION

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

Case No.: 26-CA-003703
LAKEVIEW LOAN SERVICING, LLC
Plaintiff, vs.
NILS ALAN HANSEN A/K/A NILS A. HANSEN A/K/A NILS HANSEN; ET AL
Defendant(s).

To the following Defendant(s):
NILS ALAN HANSEN A/K/A NILS A. HANSEN A/K/A NILS HANSEN
Last Known Address
5325 WATSON RD
RIVERVIEW, FL 33578
UNKNOWN SPOUSE OF NILS ALAN HANSEN A/K/A NILS A. HANSEN A/K/A NILS HANSEN
Last Known Address
5325 WATSON RD
RIVERVIEW, FL 33578

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 62, BLOCK 2, RANDOM OAKS PHASE 2, UNIT 2 ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 82 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 5325 WATSON RD, RIVERVIEW, FL 33578
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, on or before 7/8/26 or 30 days after the first publication of this Notice in the BUSINESS OBSERVER

(GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT; If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

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

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

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
June 19, 26, 2026 26-02137H

FIRST INSERTION

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

Case No. 26-CA-005438
DIVISION: G
RF - SECTION
HSBC BANK USA, N.A., AS
INDEMTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY
LOAN TRUST 2006-3,
Plaintiff, vs.
UNKNOWN HEIRS OF MILAGRO C. BURKETTE, ET AL.
Defendants

To the following Defendant(s):
UNKNOWN HEIRS OF MILAGRO C. BURKETTE
(CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 201 AND 202, FLORENCE VILLA SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 1, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 5207 E 20TH AVE, TAMPA FL 33619

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq., Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 07/20/2026 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. This notice is provided to Administrative Order No. 2065.

diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

WITNESS my hand and the seal of this Court this day of JUN 12 2026.

Victor D. Crist
HILLSBOROUGH COUNTY
CLERK OF COURT
(SEAL) By Patricia Corbin
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
OM21654-26/cam
June 19, 26, 2026 26-02125H

FIRST INSERTION

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

Case No. 26-CA-003135
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS,
DEWISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES
AND ALL OTHER PARTIES
CLAIMING AN INTEREST
BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF JOHN
W. LEHMKUHLE AKA JOHN
WILLIAM LEHMKUHLE, et al.,
Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN W. LEHMKUHLE AKA JOHN WILLIAM LEHMKUHLE
902 KINGSWAY ROAD
BRANDON, FL 33510
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 mortgage on the following described property located in Hillsborough County, Florida:

LOT 6, BLOCK 1, EVERINA HOMES SECTION ADDITION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you, and you are

required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, 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 before 7/15/2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this 9 day of June.

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

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(26-000253-01)
June 19, 26, 2026 26-02161H

FIRST INSERTION

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

Case No.: 26-CA-000615
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
AND ITS SUCCESSORS OR
ASSIGNS,
Plaintiff, v.
ANCHOR POINT CONDOMINIUM
ASSOCIATION TRUST; ROCKY
POINT SOUTH 33596 TRUST;
TAMPA BAY 33702 HOLDINGS
TRUST; UNKNOWN HEIRS,
CREDITORS, DEWISEES,
BENEFICIARIES, GRANTEES,
ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF HEWITT H. MOORE,
DECEASED; ANCHOR POINT
CONDOMINIUM ASSOCIATION,
INC.; UNKNOWN
BENEFICIARIES OF THE
ANCHOR POINT
CONDOMINIUM ASSOCIATION
TRUST; UNKNOWN TRUSTEES
OF THE ANCHOR POINT
CONDOMINIUM ASSOCIATION
TRUST; UNKNOWN
BENEFICIARIES OF THE ROCKY
POINT SOUTH 33596 TRUST;
UNKNOWN TRUSTEES OF THE
ROCKY POINT SOUTH 33596
TRUST; UNKNOWN
BENEFICIARIES OF THE TAMPA
BAY 33702 HOLDINGS TRUST;
UNKNOWN TRUSTEES OF THE
TAMPA BAY 33702 HOLDINGS
TRUST; CAPITAL ONE, N.A. F/K/A
CAPITAL ONE BANK, 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,
Defendant.

To the following Defendant(s):
ROCKY POINT SOUTH 33596 TRUST (ADDRESS UNKNOWN)
TAMPA BAY 33702 HOLDINGS TRUST (ADDRESS UNKNOWN)
UNKNOWN HEIRS, CREDITORS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HEWITT H. MOORE, DECEASED (ADDRESS UNKNOWN)
UNKNOWN BENEFICIARIES OF THE ANCHOR POINT CONDOMINIUM ASSOCIATION TRUST (ADDRESS UNKNOWN)
UNKNOWN TRUSTEES OF THE ANCHOR POINT CONDOMINIUM ASSOCIATION TRUST (ADDRESS UNKNOWN)
UNKNOWN TRUSTEES OF THE ANCHOR POINT CONDOMINIUM ASSOCIATION TRUST (ADDRESS UNKNOWN)

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 6/26/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
June 19, 26, 2026 26-02160H

TRUST (ADDRESS UNKNOWN)
UNKNOWN BENEFICIARIES OF THE ROCKY POINT SOUTH 33596 TRUST (ADDRESS UNKNOWN)
UNKNOWN TRUSTEES OF THE ROCKY POINT SOUTH 33596 TRUST (ADDRESS UNKNOWN)
UNKNOWN BENEFICIARIES OF THE TAMPA BAY 33702 HOLDINGS TRUST (ADDRESS UNKNOWN)
UNKNOWN TRUSTEES OF THE TAMPA BAY 33702 HOLDINGS TRUST (ADDRESS UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

APARTMENT NO. 111 OF ANCHOR POINT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 3049, PAGE 966 AND ALL AMENDEMENTS THERETO AND ACCORDING TO CONDOMINIUM PLAT BOOK 1. AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
a/k/a 1028 Apollo Beach Blvd #111, Apollo Beach, FL 33572

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 6/26/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
June 19, 26, 2026 26-02160H

FIRST INSERTION

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

Case No.: 26-CA-001455
REGIONS BANK,
Plaintiff, vs.
JOHN DOE, AS PERSONAL
REPRESENTATIVE OF THE
ESTATE OF PETER FARIAS,
UNKNOWN SPOUSE OF
PETER FARIAS, ANY AND ALL
UNKNOWN PARTIES
CLAIMING, BY, THROUGH,
UNDER OR AGAINST
PETER FARIAS, WHO ARE NOT
KNOWN TO BE DEAD
OR ALIVE, WHETHER SAID
UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEWISEES,
GRANTEES OR OTHER
CLAIMANTS, TAMMY FARIAS,
UNKNOWN SPOUSE OF TAMMY
FARIAS, AIDEN FARIAS,
UNKNOWN SPOUSE OF AIDEN
FARIAS, OLIVIA FARIAS,
UNKNOWN SPOUSE OF OLIVIA
FARIAS, KYLE FARIAS,
UNKNOWN SPOUSE OF KYLE
FARIAS, PETER FARIAS, II,
UNKNOWN SPOUSE OF PETER
FARIAS, II, UNKNOWN
TENANT NO. 1 AND UNKNOWN
TENANT NO. 2,
Defendants.

TO: JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PETER FARIAS, UNKNOWN SPOUSE OF PETER FARIAS, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST PETER FARIAS, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES OR OTHER CLAIMANTS, last known address are unknown.

Notice is hereby given to JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PETER FARIAS, UNKNOWN SPOUSE OF PETER FARIAS, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST PETER FARIAS, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES OR OTHER CLAIMANTS, last known address are unknown.

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

Wayne E. Klinkbeil, Esquire,
the Plaintiff's attorney,
121 S. Orange Avenue,
Suite 1420,
Orlando, FL 32801
June 19, 26, 2026 26-02150H

GRANTEES OR OTHER CLAIMANTS, that an action to foreclose on the following property in Santa Rosa County, Florida:

LOT 2, BLOCK 12, AYALA'S ADDITION TO WELLSWOOD FIFTH SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
ALSO KNOWN AS 4815 N. FREMONT AVENUE, TAMPA, FL 33603.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Wayne E. Klinkbeil, Esquire, the Plaintiff's attorney, whose address is, 121 S. Orange Avenue, Suite 1420, Orlando, FL 32801. on or before July 20, 2026 XX 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON June 12, 2026.

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

Wayne E. Klinkbeil, Esquire,
the Plaintiff's attorney,
121 S. Orange Avenue,
Suite 1420,
Orlando, FL 32801
June 19, 26, 2026 26-02150H

FIRST INSERTION

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

Case No.: 26-CA-002922
WELLS FARGO BANK, N.A.,
AS TRUSTEE FOR THE WAMU
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2005-PR1
TRUST,
Plaintiff, vs.
CARLO M. SPICOLA; IRIS G.
REYES; U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF NRZ
RECOVERY TRUST; JPMORGAN
CHASE BANK, N.A. S/B/M CHASE
BANK USA, N.A.; UNKNOWN
TENANT(S) IN POSSESSION #1
and #2, et al.
Defendant(s).

TO: IRIS G. REYES (Current Residence Unknown) (Last Known Address(es))
2219 GORDON STREET
TAMPA, FL 33605
1024 ELDER AVE, APT 2F
BRONX, NY 10472-5602
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEWISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address)
2219 GORDON STREET
TAMPA, FL 33605

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 4, BLOCK 34, OF EAST TAMPA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 134, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A: 2219 GORDON STREET, TAMPA, FL 33605

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 7/2/2026, a date which is within 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 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. Twigg 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.

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

VICTOR D. CRIST
As Clerk of the Court
and/or Comptroller
(SEAL) /s/ Jennifer Taylor
Signature
Jennifer Taylor
Print Name if Deputy Clerk
Hillsborough County Courthouse
800 E. Twigg St.
Tampa, FL 33602

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff
26-52643
June 19, 26, 2026 26-02115H

SAVE TIME

Email your Legal Notice

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

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

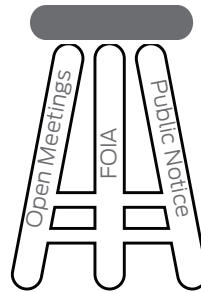
Business Observer

FORMS MANAGED BY THE COURT

IV20906.V24

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

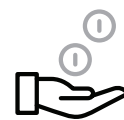


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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



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

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



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

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

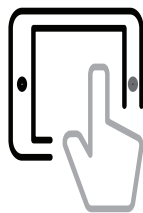
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

- Unclaimed Property, Banks or Governments
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Court Notices

- Mortgage Foreclosures
- Name Changes
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- Orders to Appear in Court

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

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-012524
DIVISION: I
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
BG REAL ESTATE FL LLC, et al,
Defendant(s).
To: KEYLIN ARIEL PEREZ RIVERA
Last Known Address:
6502 Caden Bay Dr Apt 202
Tampa, FL 33635
Current Address: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida

LOT 423, CREEK PRESERVE PHASE 5, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139 PAGES 105 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 16752 CARLTON POND STREET WIMAUMA FL 33598
has been filed against you and you are required to file written defenses by 07/16/2026, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for

the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

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.

WITNESS my hand and the seal of this court on this day of JUN 10 2026.

Clerk of Circuit Court
(SEAL) By: Patricia Corbin
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tina - 25-015141
June 19, 26, 2026 26-02180H

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 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 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. 732.2211, 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.

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

/s/ Benjamin C. Sperry
Benjamin Sperry
Attorney for Personal Representative
bcsperry@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.notered
June 12, 19, 2026 26-02101H

--- ACTIONS ---

THIRD 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

--- PUBLIC NOTICES / ESTATE ---

SECOND 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

SECOND 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 subcontractor 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

SECOND 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.creekpreserveccdd.com/> at least 2 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

SECOND 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

SECOND 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. 732.2211, 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.

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: rharttt@hnh-law.com
 June 12, 19, 2026 26-02098H

SECOND 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

SECOND 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

SECOND 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 2 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

SECOND 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 E.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

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


PUBLISH YOUR LEGAL NOTICE
 Email legal@businessobserverfl.com


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


--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2026-CP-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 unmaturing, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against the decedent's estate, including unmaturing, contingent or 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
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2026-CP-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 unmaturing, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

SECOND 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
Telephone: (813) 244-7758
E-Mail: ross@rossspanolaw.com
Sec. E-Mail: isaiah@rossspanolaw.com
June 12, 19, 2026 26-02042H

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-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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

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

SECOND 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 ---

SECOND INSERTION

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

SECOND 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. Edgcomb 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

SECOND 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

SECOND 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

SECOND 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: rhartt@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
June 12, 19, 2026 26-02084H

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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 / ACTIONS / ESTATE / PUBLIC SALES ---

THIRD 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

THIRD 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

THIRD 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 INFINTIL,
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 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.

TO: 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.

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

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

WITNESS my hand and the seal of this Court on May 11, 2026.

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.

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

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

WITNESS my hand and the seal of this Court on May 11, 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 12, 19, 2026 26-02045H

FOURTH 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/26/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1972 OKAR mobile home bearing vehicle identification number 0F22059, and all personal items located inside the mobile home. Last

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

THIRD 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 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

FRANKLIN MOSELY A/K/A FRANKLIN JAMES MOSELY, III A/K/A FRANKLIN J. MOSELY, AS TRUSTEE OF THE FRANKLIN J. MOSELY REVOCABLE LIVING TRUST DATED 05/24/2021

12019 STEPPINGSTONE BLVD, TAMPA, FL 33635

UNKNOWN SPOUSE OF FRANKLIN MOSELY A/K/A FRANKLIN JAMES MOSELY, III A/K/A FRANKLIN J. MOSELY

12019 STEPPINGSTONE BLVD, TAMPA, FL 33635

UNKNOWN TENANT IN POSSESSION 1

12019 STEPPINGSTONE BLVD, TAMPA, FL 33635

UNKNOWN TENANT IN POSSESSION 2

12019 STEPPINGSTONE BLVD, TAMPA, FL 33635

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTICED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 19, BLOCK B, COUN-

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 it on Sara Collins, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 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. 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 27, 2026.

VICTOR D. CRIST
CLERK OF COURT OF
HILLSBOROUGH COUNTY

As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk

Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

MCCALLA RAYMER LEIBERT
PIERCE, LLP

225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850

Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14371FL

June 12, 19, 2026 26-02096H

THIRD 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

THIRD INSERTION

JDF 1414 Court Summons - APR / Custody Case
Citatorio de comparecencia referente a la causa de asignacion de las obligaciones de los padres y custodia

Fourth Judicial District
El Paso County Judicial Complex
270 S. Tejon St.
Colorado Springs, CO 80903

Case Details:
Detalles de la causa:
Number: 26DR382

Parties to the Case:

Partes de la causa:

Petitioner: Edith Guadalupe Diaz
Demandante: & y
Respondent: Elnar Perez-Velazquez

Demandado:

1. Family Case
Causa del tribunal de lo familiar
You (the Respondent) are now a part of a court case to resolve a family legal matter. Along with this summons, you will get a document called a Petition. The Petition will let you know more about the case and what the Petitioner wants the Court to do.

Usted (el demandado) ahora es parte de una causa judicial para resolver un asunto legal del tribunal de lo familiar. Anexo a este citatorio de comparecencia, recibira un documento llamado demanda. Mediante este documento tendra mas informacion respecto a la causa y lo que el demandante desea que haga el juez.

2. Your Next Steps

Siguientes pasos

You must file a written response to that Petition.

Debe presentar una contestacion por

escrito ante dicha demanda.

1) You may use form JDF 1420 - Response to the Petition.

Puede usar el formulario JDF 1420: Contestacion al pedimento referente a la asignacion de las obligaciones de los padres.

2) Forms and resources are found online at www.courts.state.co.us/Forms/family.

3) Your response is due within 21 days of receiving this summons.

La contestacion debe presentarse en un plazo de 21 dias a partir de la recepcion de este citatorio.

Note That deadline extends to 35 days when served outside of Colorado or if notified of the case by publication.

Importante: Ese plazo se amplia a 35 dias si la notificacion se realiza fuera de Colorado o si la causa se notifica mediante publicacion.

3) File online at www.jbits.courts.state.co.us/efiling.

Presentar en linea en: www.jbits.courts.state.co.us/efiling o o bien

File by mail or in-person. (The Court's address is in Box A above.)

Presentar por correo o en persona. (La direccion del tribunal esta en la casilla A arriba.)

So Summoned

Asi se ordena

Court Clerk Secretario judicial

2/20/26

Dated, Fecha

June 5, 12, 19, 26; July 3, 2026

26-02005H

--- SALES / ACTIONS ---

SECOND INSERTION

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

Case No. 29-2025-CA-000605
Division D
RESIDENTIAL FORECLOSURE
Section I

**SUNCOAST CREDIT UNION, A
FEDERALLY INSURED STATE
CHARTERED CREDIT UNION**
Plaintiff, vs.
MONIQUE SHENEAL 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 Hill-
sborough 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 RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

and commonly known as: 7251 SOM-
ERSET POND DR, RUSKIN, FL
33573; 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
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 notifi-
cation of a scheduled court proceed-
ing if the time before the scheduled
appearance is less than 7 days. Com-
plete 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

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 25-CA-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 SER-
VICING, LLC is Plaintiff and ADAM
MICHAEL BRACY; UNKNOWN
SPOUSE OF ADAM MICHAEL BRACY;
UNKNOWN PERSON(S) IN POS-
SESSION OF THE SUBJECT PROP-
ERTY; THE VILLAGES OF OAK
CREEK MASTER ASSOCIATION,
INC.; UNITED STATES OF AMER-
ICA, ACTING ON BEHALF OF THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; are defend-
ants. 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 FAM-
ILY PHASE 1, ACCORDING TO
THE MAP OR PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 89, PAGE 39, OF THE
PUBLIC RECORDS OF HILL-
SBOROUGH COUNTY, FLOR-
IDA.

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 partici-
pate in this proceeding, you are entit-
led, 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 sched-
uled 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

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-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 AGREE-
MENT 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 NATION-
AL ASSOCIATION, NOT IN ITS IN-
DIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST is the Plaintiff
and JONATHAN P. AXEL, TRUSTEE
OF THE CORAL S. AXEL REVOCAB-
LE 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; JONA-
THAN P. AXEL, INDIVIDUALLY;
CORAL S. AXEL, INDIVIDUALLY;
UNKNOWN BENEFICIARIES OF
THE CORAL S. AXEL REVOCABLE
TRUST AGREEMENT OF 2000 DTD
5-10-2000; VINEYARDS HOME-
OWNERS 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 prop-
erty as set forth in said Final Judgment,
to wit:

LOT 5, BLOCK 2, VINEYARDS,
AS PER PLAT THEREOF, RE-
CORDED IN PLAT BOOK 100,
PAGE 22, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
Property Address: 610 VIN-
TAGE 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 accor-
dance 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

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 Judi-
cial Circuit in and for Hillsborough
County, Florida, wherein, RESIDEN-
TIAL INVESTMENT TRUST V, is the
Plaintiff and WHITE ACQ, LLC, a
Delaware Limited Liability Company;
RIZ NOORANI; JASON WHITE; SUN
PLUMBING, LLC; UNKNOWN TEN-
ANT #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 electroni-
cally at www.hillsborough.realforeclose.com, the Clerk's website for on-line auc-
tions 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 RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

Property Address: 508 BROOK-
ER RD, BRANDON, FL 33511
ANY PERSON CLAIMING AN IN-
TEREST 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 RE-
PORTS THE SURPLUS AS UN-
CLAIMED.

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: Com-
plete 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

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-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 Fore-
closure entered on November 18, 2025
and entered in Case No. 25-CA-001374
in the Circuit Court of the 13th Judi-
cial Circuit in and for Hillsborough
County, Florida, wherein OLIVER
WAGNER NOEL, JR., are the Defen-
dants. 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 Judg-
ment, 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 PUB-
LIC RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.

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

ANY PERSON CLAIMING AN IN-
TEREST 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain assis-
tance. 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 im-
mediately 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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahan, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
June 12, 19, 2026 26-02051H

THIRD 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@ssembreylaw.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 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
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@ssembreylaw.com
June 5, 12, 19, 26, 2026 26-01940H

SECOND 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
CAMPANY; 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 RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
Property Address: 118 2nd St

NW, Ruskin, FL 33570
ANY PERSON CLAIMING AN IN-
TEREST 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 DISCRE-
TION, 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 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
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 Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 3843.000208
June 12, 19, 2026 26-02046H

SECOND 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 PATTER-
SON; LASCELLE PATTERSON; UN-
KNOWN PARTY IN POSSESSION #1;
UNKNOWN PARTY IN POSSESSION
#2; ADRIAN F. GRANT; SIERRA I.
GRANT and LONZIE E. GARY, PO-
TENTIAL HEIRS OF THE ESTATE
OF BEVERLY ANN GARY A/K/A
BEVERLY ANN GARY PATTERSON
A/K/A BEVERLY ANN 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 en-
large 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 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
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 --

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-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

SECOND INSERTION

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

CASE NO: 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 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
25-06767-1

June 12, 19, 2026 26-02092H

SECOND INSERTION

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

CASE NO. 23-CA-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

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
Fla. Bar No.: 146803
25-11679FL

June 12, 19, 2026 26-02105H

SECOND INSERTION

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

CASE NO.: 29-2018-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 RE-

CORDED IN PLAT BOOK 45,
PAGE 23 OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY

A/K/A 3430 YALE CIRCLE,
RIVERVIEW, FL 33569

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
June 12, 19, 2026 26-02107H

SECOND 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

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-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 RE-
CORDED IN PLAT BOOK 140,
PAGE 90, OF THE PUBLIC RE-
CORDS 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

SECOND INSERTION

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 claim-
ing by, through, under and against
the above named Defendant(s);
Unknown Parties in Possession
#2, if living, and all Unknown

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

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-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.

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

MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLService@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

--- SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 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

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-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

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-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

SECOND 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. Defendant.
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

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-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

SECOND 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

SECOND 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
Secondary Email: nwmosley@burr.com
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

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-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

--- ACTIONS ---

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-004491
**U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
EMMANUEL CAEZ NEGRON,
et al.,
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
OT 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 writ-
ten 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 BUSI-
NESS 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 accommo-
dation, please contact the Administra-
tive Office of the Court as far in advance
as possible, but preferably at least (7)
days before your scheduled court ap-
pearance 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 Of-
fice of the Courts ADA Coordinator by
letter, telephone or e-mail: Adminis-
trative 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

SECOND 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 Hills-
borough 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 Re-
cords of Hillsborough County,
Florida.

has been filed against you and you
are required to serve a copy of your writ-
ten 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,
Florida, this 2 day of June, 2026.

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 immedi-
ately thereafter; or a default will be
entered against you for the relief de-
manded in the complaint.

If you are a person with a disability
who needs any accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of
certain assistance. To request such as-
sistance, please contact the 13th Judi-
cial 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 Hillsbor-
ough 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

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-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 Cleve-
land 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 WEST-
SHORE PALMS, ACCORDING
TO THE PLAT THEREOF RE-
CORDED 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 writ-
ten defenses, if any, to it on Julie York,
Esquire, Brock & Scott, PLLC, the Plain-
tiff'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 ser-
vice on the Plaintiff's attorney or imme-
diately 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or immedi-
ately 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

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-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, DE-
CEASED; 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 PART-
TIES 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 CART-
ER; CARLIE ALEXIS CARTER; MAT-
THEW 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, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORDED
IN PLAT BOOK 17, PAGE(S)
15, OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.

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

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs any accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the ADA Coordinat-
or, 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.

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

SECOND 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 Hills-
borough County, Florida:
Lot 15 in Block 10 of GOLF-
WOOD ESTATES UNIT NO.
12, as per map or plat thereof re-
corded in Plat Book 43 on Page
61 of the Public Records of Hills-
borough County, Florida.

has been filed against you and you
are required to serve a copy of your writ-
ten 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
June 12, 19, 2026 26-02050H

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 any accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of
certain assistance. To request such as-
sistance, please contact the 13th Judi-
cial 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 Hillsbor-
ough 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

SECOND 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 Brush-
wood Drive Tampa, FL 33624-0000

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

LOT 18, BLOCK 7, COUNTRY
PLACE UNIT II, ACCORD-
ING 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 writ-
ten defenses, if any, to it on AL-
DRIDGE PITE, LLP, Plaintiff's at-
torney, at 401 W. Linton Blvd. Suite
202-B Delray Beach, FL 33444, on or
before 07/14/2026, 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or immedi-
ately 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

SECOND INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-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, BENE-
FIARIES, 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 be living; and if he/she/they be
dead, the unknown defendants who
may be spouses, heirs, devisees, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an interest
by, through, under or against the Defen-
dants, who are not known to be dead
or alive, and all parties having or claim-
ing 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 fore-
closed 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 writ-
ten 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 Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or immedi-
ately 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or immedi-
ately 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

**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**