

### HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

**FIRST INSERTION**  
**Fictitious Name Notice**  
 Notice is hereby given that Charles Hewitt, desiring to engage in business under the fictitious name Port and Palm Vending located at 4305 Bayside Village Drive Unit 303, Tampa, FL 33615, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
 June 26, 2026 26-02209H

**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 KDM TRAVEL located at 10830 Fowlers Bluff Court in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 18th day of June, 2026  
 Kami Murray  
 June 26, 2026 26-02197H

**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 Hedy&Em located at 100 S Ashley Dr Suite 600 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 20th day of June, 2026  
 Malia Serrette  
 June 26, 2026 26-02233H

**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 Pat Finn-Lee located at 5447 Haines Rd N. #205 in the City of St.Petersburg, Hillsborough, FL 33714 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  
 Patricia Lee Finley  
 June 26, 2026 26-02228H

**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 Morizawa Sushi & Catering located at 501 S Falkenburg Rd, Suite D-01 in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 18th day of June, 2026  
 Morizawa Catering LLC  
 Eric Mawby  
 June 26, 2026 26-02219H

**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 All Florida Millwork located at 10919 Carlton Fields Dr in the City of Riverview, Hillsborough, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 22nd day of June, 2026  
 Stellar Builders LLC  
 Christopher Haff  
 June 26, 2026 26-02243H

**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 **INSPIRED LIVING** located at 401 E. Jackson Street, Suite 1500, in the County of Hillsborough, in the City of Tampa, Florida 33602, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at Tampa, Florida, this 23rd day of June, 2026.  
 By: Inspired Living Management Company, LLC  
 June 26, 2026 26-02249H

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
 NOTICE IS HEREBY GIVEN that Robert Harmon / A&B FABRICATION & WELDING INC. will engage in business under the fictitious name KEENE METAL FABRICATORS, with a physical address 5912 E. Broadway Ave. Tampa, FL 33619, with a mailing address 5912 E. Broadway Ave. Tampa, FL 33619, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
 June 26, 2026 26-02208H

**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 Haul it All TPA located at 400 N Tampa St Ste 1550, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at Tampa, Florida, this 17th day of June, 2026.  
 TITAN CAPITAL SYSTEMS LLC  
 June 26, 2026 26-02207H

**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 SIMPLE SIGNAL 360 located at 10335 Suite A, cross creek blvd in the City of tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 21st day of June, 2026  
 S & S Financial Life Management, LLC  
 Sreedhar Gouravelli  
 June 26, 2026 26-02234H

**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 Personal Representative of the Estate of Panama Red located at 5447 Haines Rd N. #205 in the City of St.Petersburg, Hillsborough, FL 33714 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  
 Patricia Lee Finley  
 June 26, 2026 26-02229H

**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 Lux Compounds located at 918 n riverhills dr in the City of Temple Terrace, Hillsborough, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 22nd day of June, 2026  
 Lux Compounds LLC  
 Andrew Pividal  
 June 26, 2026 26-02244H

**FIRST INSERTION**  
**Notice of Sale**  
 Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999  
 Sale Date July 17th, 2026 @ 10:00 AM at each individual repair facility.  
 42036 2013 Fiat VIN#: 3C3CFFHH1D748006 Repair

Facility: Brandon Auto Mall Alfa Romeo Fiat 11024 Causeway Blvd Brandon 813-651-0887  
 Lien Amt \$1,198.28  
 42037 2017 Fiat VIN#: 3C3CFFGE9HT526226 Repair  
 Facility: Brandon Auto Mall Alfa Romeo Fiat 11024 Causeway Blvd Brandon 813-651-0887

Lien Amt \$4,195.07  
 42038 2019 Alfa VIN#: ZARFAMAN5K7612106 Repair  
 Facility: Brandon Auto Mall Alfa Romeo Fiat 11024 Causeway Blvd Brandon 813-651-0887  
 Lien Amt \$3,201.48  
 June 26, 2026 26-02203H

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

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

DATE: August 19, 2026  
 TIME: 10:00 a.m.  
 LOCATION: Vista Palms Clubhouse  
 5019 Grist Mill Court  
 Wimauma, Florida 33598

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

**Description of Assessments**

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

Lot Size	Unit Count	FY 26 Gross Per Unit	FY 27 Gross Per Unit	Total
SF 40' Phase 1A	581	\$1,228.31	\$1,306.72	\$759,201.42
SF 50' Phase 1A	790	\$1,228.31	\$1,306.72	\$1,032,305.25
SF 60' Phase 1A	273	\$1,228.31	\$1,306.72	\$356,733.33
Multifamily	300	\$106.38	\$113.17	\$33,949.50
Townhome	300	\$1,228.31	\$1,306.72	\$392,014.80
<b>Total</b>	<b>2244</b>			<b>\$2,574,204.29*</b>

\*includes collection costs and early payment discounts

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Stat-

utes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

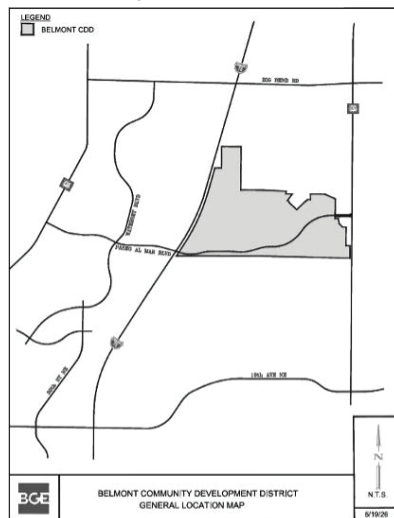
**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, c/o Governmental Management Services, LLC, 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.belmontedd.com/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

Jason Greenwood, District Manager



June 26; July 3, 2026

26-02198H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
 Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.storage-treasures.com](http://www.storage-treasures.com) on 07/16/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT	NAME	CONTENTS
108	Laura Mello	Boxes, Furniture, Electronics
125	Brian Welch	Furniture, boxes, clothing
347	Anthony Mackey	Furniture, Boxes, bike
869	Kimberly Wortham	Furniture, boxes, electronics materials
908	Efilly Ortiz	Furniture, boxes, TV
952	Jennifer Warren	Furniture, boxes, TV

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

June 26; July 3, 2026 26-02192H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
 Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.Storage-treasures.com](http://www.Storage-treasures.com) on 7/16/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

7-116	Teri Harper	Boxes, Books, Appliances, Rugs, Decorations
11-169	Latisha Holton	Boxes, Bedding, Clothing, Decorations, Shelves
B-494	Martha Bumgarner	Artwork, Boxes, Furniture, Sports
B-531	Neva Cramdlit	Boxes, Totes, Books, Furniture, Dog Crate Decorations
C-593	Gary Harris	Boxes, Clothing, Instruments, Tools, Toys
C-599	Kayla Read	Boxes, Bedding, Clothing, Kitchenware, Furniture, Appliances
D-738	Ashley Jernigan	Boxes, Artwork, Baby Items, Furniture, Speaker, Dog Crate

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

June 26; July 3, 2026 26-02193H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
 Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.storage-treasures.com](http://www.storage-treasures.com) on 07/16/2026 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

D198	Renee Stewart	Bedding, boxes, bags, furniture, tools
A279	Lara Asous	Totes, clothing
A271	Deiondre Lewis	Appliances, totes, clothing, kitchenware
A253	Rose Emile	Appliances, bedding, bags, furniture, suitcases, shelves
B008	Emmanuel Nanji	Bedding, boxes, clothing, furniture washer and dryer
A015	Kayla Wooten	Artwork, boxes, kitchenware, furniture, lamps
A080	Candice Foster	Boxes, bags, totes, clothing, furniture, instruments
A086	Markeosha Burgess	Artwork, bedding, totes, clothing, furniture, tools
A250	Darius Burden	Appliances, boxes, totes, electronics, TV
B005	Michele Ricketts	Vehicle BMW - Vin WBANE53557CW63405
D109	Charles Vincoli	Totes, furniture, sports, tools, toys, bicycle, shelves
D112	Evans Lubin	Boxes, bags, clothing, furniture, speak, religious artifact
D187	Donaldo Bergeron	Appliances, artwork, baby items, boxes, totes, clothing, furniture
D208	Ryan Culpepper	Household items

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

June 26; July 3, 2026

26-02191H

--- PUBLIC NOTICES ---

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 22nd day of July, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Humphrey, Zachary boxes appliances furniture tools Misc.; Jones, Hattie stove fridge furniture boxes totes mattress Misc.; Pena, Alexis boxes furniture tv games totes Misc.; Peters, Jisiya boxes appliances clothes furniture bicycle; Humphrey, Cole mattress cowboy hats furniture Sale is subject to cancellation in the event of settlement between owner and obligated party.  
June 26; July 3, 2026 26-02204H

FIRST INSERTION

NOTICE OF MEETINGS  
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT  
AUDIT COMMITTEE MEETING AND  
REGULAR BOARD OF SUPERVISORS MEETING

The Hidden Creek Community Development District Audit Committee will meet on Monday, July 13, 2026 at 6:30 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Hidden Creek Community Development District.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the District Manager, 4530 Eagle Falls Place, Tampa, FL 33619 or call (813) 344-4844. The meetings may be continued to a date, time and place to be specified on the record at the meetings.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

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.

Amanda Ferguson, District Manager  
June 26, 2026 26-02199H

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

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.

Samantha Zanoni, District Manager  
June 26, 2026 26-02195H

FIRST INSERTION

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

The Audit Committee for the Vista DiRoma Community Development District ("District") will hold a special meeting on Wednesday, 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 meeting is to review, rank, and provide a recommendation to the Board of Supervisors of the District with respect to proposals for auditing services received pursuant to the District's Request for Proposals for Annual Audit Services.

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager Deborah Wallace with Inframark, via phone at (813) 873-7300 or via email at Deborah.Wallace@inframark.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

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

Deborah Wallace, District Manager  
June 26, 2026 26-02196H

FIRST INSERTION

NOTICE OF RULEMAKING  
REGARDING THE REVISED RULES OF PROCEDURE OF THE  
VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Varrea North Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 19, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") District on July 29, 2026, at 11:30 a.m. at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, adamsc@whhassociates.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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

District Manager  
Varrea North Community Development District  
June 26, 2026 26-02236H

FIRST INSERTION

NOTICE OF RULEMAKING 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 Districts ("Rules").

Public hearings on the Rules will be conducted by the Boards of Supervisors ("Boards") of the Districts on July 29, 2026, at 11:30 a.m. at 3501 Riga Blvd., Suite 100, Tampa, Florida 33619. The proposed rule number is AMENITY-JT-2026-1. The public hearings will provide an opportunity for the public to address the Rules. Prior notice of rule development was published in the Business Observer on June 19, 2026.

The purpose and effect of the Rules is to provide joint rules, policies, and fees for the use of the Districts' amenity facilities. Proposed schedule of rates and fees is as follows:

Type	Rate
Annual User Fee (non-residents)	\$3,000
Access Card Replacement Fee	\$35
Event Space Security Deposit Fee (refundable)	\$500
Event Space Cleaning Fee	\$100
Administrative Reimbursement Fee (related to violations of Rules)	Up to \$5,000

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.

For more information regarding the public hearing, the Rules, or for a copy of the Rules and the related incorporated documents, if any, please contact 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's Office").

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

The public hearings are 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 Supervisor or staff member 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 public hearings may be continued to a date, time, and place to be specified on the record at the hearings. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

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

District Manager  
Varrea North Community Development District  
Varrea South Community Development District  
June 26, 2026 26-02235H

FIRST INSERTION

NOTICE OF RULEMAKING  
REGARDING THE REVISED RULES OF PROCEDURE OF THE  
VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Varrea South Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 19, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") District on July 29, 2026, at 11:30 a.m. at 3501 Riga Blvd., Suite 100, Tampa, Florida 33619, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, kantarzhia@whhassociates.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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

District Manager  
Varrea South Community Development District  
June 26, 2026 26-02248H

FIRST INSERTION

NOTICE OF RULEMAKING 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 Districts ("Rules").

Public hearings on the Rules will be conducted by the Boards of Supervisors ("Boards") of the Districts on July 29, 2026, at 11:30 a.m. at 3501 Riga Blvd., Suite 100, Tampa, Florida 33619. The proposed rule number is AMENITY-JT-2026-1. The public hearings will provide an opportunity for the public to address the Rules. Prior notice of rule development was published in the Business Observer on June 19, 2026.

The purpose and effect of the Rules is to provide joint rules, policies, and fees for the use of the Districts' amenity facilities. Proposed schedule of rates and fees is as follows:

Type	Rate
Annual User Fee (non-residents)	\$3,000
Access Card Replacement Fee	\$35
Event Space Security Deposit Fee (refundable)	\$500
Event Space Cleaning Fee	\$100
Administrative Reimbursement Fee (related to violations of Rules)	Up to \$5,000

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.

For more information regarding the public hearing, the Rules, or for a copy of the Rules and the related incorporated documents, if any, please contact 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's Office").

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

The public hearings are 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 Supervisor or staff member 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 public hearings may be continued to a date, time, and place to be specified on the record at the hearings. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

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

District Manager  
Varrea North Community Development District  
Varrea South Community Development District  
June 26, 2026 26-02237H

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve single-family residential activities on 17.90 acres known as Livingston Ave. Residential Project Wetland Delineation. The project is located in Hillsborough County, Section(s) 30, Township 27 South, Range 19 East. The petitioner is Meritage Homes whose address is 10117 Princess Palm Ave., Suite 550 Tampa, FL 33610. The Petition No. is 935974/42049292.000.

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

NOTICE OF RIGHTS

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

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

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

June 26, 2026 26-02222H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold the regular meeting of the Board of Supervisors on **July 9, 2026, at 1:30 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602.** The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District  
Rachel Welborn, District Manager  
June 26, 2026 26-02258H

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Varrea South Community Development District ("District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis for the District's roadway improvements, stormwater management system, water distribution system, wastewater system, landscaping, hardscaping and irrigation system improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Hillsborough County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, includ-

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 07/16/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 2249 Leon, Christopher Boxes, kitchenware, toys  
Unit 2208 Kouretas, Stephanie Furniture

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

June 26; July 3, 2026 26-02194H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 07/21/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: A & D AUTO BODY SHOP INC 3GNAXHEG5RL331796 2024 CHEV 12940.89/

NAME: PIPO COLLISION CENTER INC 7MUDAAG8NV008258 2025 TOYT 15822.85/ 1FMSK7FH5MGB45844 2021 FORD 14645.62 PHONE #:813-697-1791 MV#: MV116098 LOCATION: 7216 BENJAMIN RD TAMPA, FL 33634/

NAME: GALANO BODY SHOP INC 5XYK43DF5SG326354 2025 KIA 17206.41/ 4T1DAACK6SU114352 2025 TOYT 15950.59 PHONE #:813-697-1791 MV#: MV115199LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605/

NAME: EXPRESS OIL CHANGE, L.L.C. 1FMZU67K74UA39443 2004 FORD 8,922.83 PHONE #: 813-697-1791 MV#: MV92355 LOCATION: 321 W DR MARTIN LUTHER KING JR BLVD, SEFFNER, FL 33584/

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 26, 2026 26-02223H

FIRST INSERTION

PANTHER TRACE I COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the regular meeting of the Board of Supervisors of the Panther Trace I Community Development District (the "District") has been moved from Tuesday, July 28, 2026, to Thursday, July 30, 2026, at 6:00 p.m. at the Panther Trace Clubhouse, 12515 Bramfield Drive, Riverview, Florida. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 398.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Panther Trace I Community Development District  
Barry Jeskewich, District Manager  
(321) 263-0132, Ext. 398  
June 26, 2026 26-02257H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Thursday July 16, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

- S0011 - Anita James
- M0015 - Roger Evan Womack
- H0014 - Willio Philogene
- B0006 - Matthew Dix
- K0012 - Deztynie Rae Greisch
- I0004 - Tibett Lynn Lau
- S0020 - Jordan Gideon Cheney
- S0026 - Jeremy Garcia Rosario
- U0010 - Hector Daniel Leyva Del Valle
- T0012 - Cynthia Dejesus
- M0004 - Nelson David Tejada Orellana

**Location 2: US Storage Centers - Tampa - Hillsborough**, located at 2119 W Hillsborough Ave, Tampa, FL, 33603  
D123 - Robinson Guerrero  
3199 - Terry Levon Redden  
3000 - Damiyan Bush  
3035 - Damiyan Bush  
3180 - Elijah Quinones  
C107 - Maurice Allen  
1074 - Jessica Renee Jensen  
1135 - Jeannette Rosado  
3020 - Vernessa Howard  
2142 - Kelvin Sampson

**Location 1: US Storage Centers - Tampa**, located at 1108 Skipper Rd, Tampa, FL, 33613  
S0015 - Kimberly Puryear  
T0015 - Sandra Dinorah Fuentes Garcia

June 26; July 3, 2026 26-02224H

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 HOK + Rossetti located at One Tampa City Center, Suite 1800 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 23rd day of June, 2026  
Hellmuth, Obata & Kassabaum, Inc.  
Donovan Olliff  
June 26, 2026 26-02252H

FIRST INSERTION

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, July 14, 2026, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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

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

June 26, 2026 26-02238H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA

PROBATE DIVISION FILE NUMBER: 26 CP 001238

DIVISION: A IN RE: ESTATE OF

MARIE HAYCAK A/K/A MARIE RORKE HAYCAK DECEASED

The administration of the estate of Marie Haycak a/k/a Marie Rorke Haycak, deceased, whose date of death was February 28, 2026, and whose Social Security Number is XXX-XX-7532, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is June 26, 2026.

**Personal Representative Darlene Meadows**  
2208 Hartlebury Way  
Sun City Center, FL 33573  
Attorney for Personal Representative  
Donald B. Linsky, Esquire  
Donald B. Linsky & Associates, P.A.  
1509 B Sun City Center Plaza  
Sun City Center, FL 33573  
(813) 634-5566  
Florida Bar Number 265853  
donald@linskylaw.com  
June 26; July 3, 2026 26-02205H

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

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-002007  
IN RE: ESTATE OF  
HAZEL G. RAULERSON  
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: HAZEL G. RAULERSON, File Number 2026-CP-002007.

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

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, 800 E. Twiggs St., Tampa, FL, 33602.

Date of death of the decedent is: 03/26/2026.

The date of first publication of this notice is: 06/26/2026.

The second week of publication is: 07/03/2026.

**Personal Representative(s):**

**Carolyn E. Hiscock.**

Attorney for the representative(s):

By: /s/Matthew T. Morrison

Matthew T. Morrison, Esquire

Florida Bar No. 1005203

5121 S. Lakeland Dr, Suite 2

Lakeland, Florida 33813

Telephone: (863) 250-2990

June 26; July 3, 2026 26-02214H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000894  
IN RE: ESTATE OF  
JOHNNY STRICKLAND  
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: JOHNNY STRICKLAND, File Number 2026-CP-000894.

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

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, 800 E. Twiggs St., Tampa, FL, 33602.

Date of death of the decedent is: 08/04/2025.

The date of first publication of this notice is: 06/26/2026.

The second week of publication is: 07/03/2026.

**Personal Representative(s):**

**Dora Strickland.**

Attorney for the representative(s):

By: /s/Matthew T. Morrison

Matthew T. Morrison, Esquire

Florida Bar No. 1005203

5121 S. Lakeland Dr, Suite 2

Lakeland, Florida 33813

Telephone: (863) 250-2990

June 26; July 3, 2026 26-02221H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-001657  
Division: B  
UCN#: 292026CP001657A001HC  
In Re: Estate of  
CASPER DELANO JOHNSON  
Deceased.

The administration of the estate of CASPER DELANO JOHNSON, deceased, whose date of death was November 2, 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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of the first publication of this Notice is June 26, 2026.

**Personal Representative:**  
**Lolita Johnson Hoffmann**

11107 Richlyne Street

Temple Terrace, FL 33617

Attorney for Personal Representative:

James F. Gulecas, Esq.

FBN 065994

James F. Gulecas, P.A.

1968 Bayshore Boulevard

Dunedin, FL 34698

Telephone: (727) 736-5300

June 26; July 3, 2026 26-02206H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000247  
Division A  
IN RE: ESTATE OF  
DAIVIER ALVAREZ TEJEDA  
Deceased.

The administration of the estate of Daivier Alvarez Tejada, deceased, whose date of death was November 7, 2023, 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 06/26/2026.

**Personal Representative:**

**Daylin Delia Posada Montoto**

16464 SW 304th ST, Apt 102

Homestead, Florida 33033

Attorney for Personal Representative:

s/ALEX CUELLO

Attorney for petitioner

Florida Bar Number: 84778

Cuello & Hernandez

2655 S. Le Jeune Road,

Suite 1008

Coral Gables, FL 33134

Telephone: (305) 567-0799

E-Mail: acuello@probatesfl.com

Secondary E-Mail:

csh@probatesfl.com

June 26; July 3, 2026 26-02242H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001461  
IN RE: ESTATE OF  
KAMBIZ AYROM  
Deceased.

The administration of the estate of KAMBIZ AYROM, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 26, 2026.

**Personal Representative:**

**REZA MASHAYEKHI**

4205 Golf Point Court

Tampa, Florida 33618

Attorney for Personal Representative:

Jacqueline R. Bowden Gold, Esq.

Attorney

Florida Bar Number: 109399

GOLD LEGACY LAW PLLC

6625 Miami Lakes Drive,

Suite 379

Miami Lakes, FL 33014

Telephone: (305) 556-5209

Fax: (305) 395-4824

E-Mail: j@goldlegacylaw.com

Secondary E-Mail:

info@goldlegacylaw.com

June 26; July 3, 2026 26-02239H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-001871  
Division: B  
IN RE: ESTATE OF  
JAN PAXSON Bammel HARRIS,  
Deceased.

The administration of the Estate of Jan Paxson Bammel Harris, 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 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

The personal 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 26, 2026.

**Co-Personal Representatives:**

**Elizabeth Ann Lorena Appley**

1701 Bond Street, Apt. 34

Niles, MI 49120

**Aaron James Tipton**

988 Round Top Drive

Annapolis, Maryland 21409

Attorney for Personal Representatives:

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 26; July 3, 2026 26-02247H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-2071  
Division B  
IN RE: ESTATE OF  
MARY DONNA HAUCK,  
A/K/A M. DONNA HAUCK,  
A/K/A MARY D. HAUCK  
Deceased.

The administration of the estate of Mary Donna Hauck, a/k/a M. Donna Hauck, a/k/a Mary D. Hauck, deceased, whose date of death was May 13, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is June 26, 2026.

**Personal Representative:**

**/s/ Sara Edwards**

**Sara Edwards**

2707 N. Oakdale Ave.

Tampa, Florida 33602

Attorney for Personal Representative:

/s/ Brian P. Buchert

Brian P. Buchert

Florida Bar Number: 55477

3249 W. Cypress Street, Ste. A

Tampa, Florida 33607

Telephone: (813) 434-0570

Fax: (813) 422-7837

E-Mail:

BBuchert@BuchertLawOffice.com

June 26; July 3, 2026 26-02226H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-002021  
IN RE: ESTATE OF  
CHRISTINE K. BRUNO  
Deceased.

The administration of the estate of Christine K. Bruno, deceased, whose date of death was May 7, 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 26, 2026.

**Personal Representative:**

**Anthony G. Bruno**

10 S Treasure Drive

Tampa, Florida 33609

--- ESTATE / ACTIONS ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001874  
IN RE: ESTATE OF  
SAMANTHA DROSS,  
Deceased.

The administration of the estate of Samantha Dross, deceased, whose date of death was January 26, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 601 E Kennedy Boulevard, 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 06/26/2026

**Personal Representative:**

**Cynthia S. Dross**  
801 Valencia Road  
Plant City, FL 33563

Attorney for Personal Representative:  
Karen Levin Alexander,  
Attorney

Florida Bar Number: 372587  
4400 PGA Boulevard, Suite 402  
Palm Beach Gardens, FL 33410  
Telephone: (561) 629-9929  
Fax: (561) 629-9930

E-Mail: karen@klawfl.com  
Secondary E-Mail:

Cathy@klawfl.com  
June 26; July 3, 2026 26-02241H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-002093  
Division A  
IN RE: ESTATE OF  
PATRICIA ALLEN MAYNARD,  
Deceased.

The administration of the estate of Patricia Allen Maynard, deceased, whose date of death was November 13, 2024, 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 26, 2026.

**WILLIAM H. WINTERS**  
Personal Representative

575 Marmora Ave  
Tampa, FL 33606

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: rhartt@hnh-law.com  
June 26; July 3, 2026 26-02246H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-002078  
Division W  
IN RE: ESTATE OF  
RONALD JOSEPH HURLOCK  
Deceased.

The administration of the estate of Ronald Joseph Hurlock, 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 E. Twigg 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 26, 2026.

**Personal Representative:**

**Paula M. Hurlock**  
6202 Stafford Road  
Plant City, Florida 33565

Attorney for Personal Representative:  
DEBRA L. BOJE, Attorney  
Florida Bar Number: 949604

GUNSTER, YOAKLEY & STEWART  
401 E. Jackson Street, Suite 1500  
Tampa, Florida 33602  
Telephone: (813) 222-6614  
Fax: (813) 314-6914

E-Mail: dboje@gunster.com  
Secondary E-Mail:

mjaquez@gunster.com  
Secondary E-Mail:  
eservice@gunster.com  
June 26; July 3, 2026 26-02251H

FIRST INSERTION

**NOTICE OF ACTION;  
CONSTRUCTIVE SERVICE -  
PROPERTY**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF THE STATE OF FLORIDA,  
IN AND FOR HILLSBOROUGH  
COUNTY, CIVIL DIVISION  
CASE NO.: 26-CA-003735  
LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.  
SHANNON A. YINGLING; et al.,  
Defendants.

TO: SHANNON A. YINGLING; 4221 W SPRUCE ST, UNIT 2120 TAMPA, FL 33607

UNKNOWN SPOUSE OF SHANNON A. YINGLING; 4221 W SPRUCE ST, UNIT 2120 TAMPA, FL 33607

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

CONDOMINIUM PARCEL UNIT NO. 2120 OF VILLA SONOMA AT INTERNATIONAL PLAZA CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 14497, PAGE 358, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. Also known as 4221 W SPRUCE ST, UNIT 2120, TAMPA, FL 33607.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 07/20/2026, 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. 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 JUN 12 2026.

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

SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Suite 302  
Boca Raton FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
June 26; July 3, 2026 26-02225H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 26-CC-017677  
SWEETWATER CREEK  
PROPERTY OWNERS  
ASSOCIATION, INC.,  
Plaintiff, v.  
JAMES M. HEPTNER, JAMES M.  
HEPTNER AS TRUSTEE OF 4105  
CROSSWATER TAX CERTIFICATE  
2012 LAND TRUST, UNKNOWN  
TENANT #1 AND UNKNOWN  
TENANT #2,  
Defendants.

TO: JAMES M. HEPTNER  
4105 CROSSWATER DR.  
TAMPA, FL 33615  
JAMES M. HEPTNER AS TRUSTEE  
OF  
4105 CROSSWATER TAX CERTIFICATE  
2012 LAND TRUST  
4105 CROSSWATER DR.  
TAMPA, FLORIDA 33615

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on August 5, 2025, in Official Records Instrument #: 2025337781, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 4105 Crosswater Dr.  
Tampa, Florida 33615  
LEGAL:  
SWEETWATER SUBDIVISION  
THIRD ADDITION LOT 18  
BLOCK 3, Plat Book 52, Page 52.  
SEC-TWP-RGE: 12-29-17.  
A Foreclosure Complaint has been filed

against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 7/2/2026, and file the original with the Clerk of this Court either before service upon the 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 this 27 day of May, 2026.

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

Brenton J. Ross, Esq.  
5550 W. Executive Drive, Suite 250  
Tampa, FL 33609  
June 26; July 3, 2026 26-02220H

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-003098  
FIFTH THIRD BANK, N.A.,  
Plaintiff, vs.  
YANDY FLORES, et al.  
Defendant(s).

TO: YANDY FLORES, UNKNOWN SPOUSE OF YANDY FLORES, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 9, BLOCK 2, LAGO VISTA UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE(S) 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 07/22/2026 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of JUN 16 2026.

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

Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
26-393137  
June 26; July 3, 2026 26-02215H

FIRST INSERTION

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

CASE NO.: 26-CA-003154  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
LB-DWELLING SERIES VI TRUST,  
Plaintiff, v.  
ROBIN L. GRISWOLD;  
UNKNOWN SPOUSE OF ROBIN L.  
GRISWOLD; ANDOVER C  
CONDOMINIUM ASSOCIATION,  
INC.; FEDERATION OF KINGS  
POINT ASSOCIATIONS, INC.;  
UNKNOWN TENANT #1;  
UNKNOWN TENANT #2,  
Defendant(s).

To the following Defendant(s):  
ROBIN L. GRISWOLD  
(Last Known Address: 205  
Kings Boulevard Unit 67, Sun  
City Center, FL 33573)  
UNKNOWN SPOUSE OF ROBIN L.  
GRISWOLD  
(Last Known Address: 205  
Kings Boulevard Unit 67, Sun  
City Center, FL 33573)

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

CONDOMINIUM PARCEL NO. 67 OF ANDOVER "C" CONDO-

MINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2696, PAGE 242 AND ALL AMENDMENTS THERETO AND ACCORDING TO CONDOMINIUM PLAT BOOK 1, PAGE 21 AND ANY AMENDMENTS THERETO, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH 3.78% UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. PROPERTY ADDRESS: 205 KINGS BOULEVARD UNIT 67, SUN CITY CENTER, FL 33573

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 6/25/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to

Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court May 20, 2026.

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

Ghidotti | Berger LLP,  
Attorney for Plaintiff,  
10800 Biscayne Blvd., Suite 201,  
Miami, FL 33161  
June 26; July 3, 2026 26-02201H

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-004688  
Wells Fargo Bank, N.A.  
Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ralph Berry a/k/a Ralph David Berry, Deceased; Jovonna Latisa King a/k/a Jovonna Litisia King a/k/a Jovonna L. King a/k/a Jovonna L. King-Berry; M.E.B., a minor child in the care of his mother and natural guardian, Jovonna Latisa King a/k/a Jovonna Litisia King a/k/a Jovonna L. King a/k/a Jovonna L. King-Berry; Resistant Roofing Corp Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ralph Berry a/k/a Ralph

David Berry, Deceased  
Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 71, BLOCK 12, PROGRESS VILLAGE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE(S) 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 7/29/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer-

tain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED ON 6/23/2026.

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

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 26-F01010  
June 26; July 3, 2026 26-02253H

**PUBLISH YOUR LEGAL NOTICE**

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

LV2026A\_V28

## --- SALES / ACTIONS ---

## FIRST INSERTION

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

**CASE NO.: 25-CC-38399- Div. N  
K-BAR RANCH II MASTER  
ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff, vs.  
WATHSALA NILAKSHI  
EDIRIWEERA, ROY SILVA and  
ANY UNKNOWN OCCUPANTS IN  
POSSESSION,  
Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, The Clerk of Court, Victor Crist, will sell all the property situated in Hillsborough County, Florida described as:

Lot 40, Block 3, K-BAR RANCH - PARCEL M, according to the plat thereof, as recorded in Plat Book 132, Page(s) 107 through 119, of the Public Records of Hillsborough County, Florida. With the following street address: 10808 Highland Ranch Court, Tampa, Florida 33647.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on August 7, 2026.

Any person claiming an interest in

the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 24th day of June, 2026.  
VICTOR D. CRIST  
CLERK OF THE  
CIRCUIT COURT

s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
(Steve@associationlawfl.com)  
Bar Number 56592  
Attorney for Plaintiff  
1964 Bayshore Boulevard,  
Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
June 26; July 3, 2026 26-02231H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
**(Amended as to time of sale only)**  
IN THE COUNTY COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION

**CASE NO.: 25-CC-054370  
LIFETIME QUALITY  
ROOFING-TAMPA, LLC,  
Plaintiff, v.  
AMARGO GONZALEZ,  
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 18, 2026, and entered in Case No. 2025-CC- 54370, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida. Lifetime Quality Roofing-Tampa, LLC, is Plaintiff and Amargo Gonzalez is Defendant. Victor D. Crist, Clerk of Circuit Court for Hillsborough County, Florida will sell to the highest and best bidder for cash via the Internet at <https://www.hillsborough.realforeclose.com> at 10:00 a.m., on the 16th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 45, Block 2, GREENE-WOOD UNIT 2, as per plat thereof as recorded in Plat Book 46, Page 25 of the Public Records of Hillsborough County, Florida. Property appraiser Folio No.: 066382-3554.

Property address: 2039 Ronald Circle, Seffner, Florida, 33584  
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: June 18, 2026.  
Respectfully submitted,  
/s/ Jeremy D. Bailie  
Jeremy D. Bailie (FBN 118558)  
WEBER, CRABB & WEIN, P.A.  
5453 Central Avenue  
St. Petersburg, FL 33710  
Telephone: (727) 828-9919  
Facsimile: (727) 828-9924  
Jeremy.Bailie@webercrabb.com  
Secondary:  
honey.rechtin@webercrabb.com  
natalie.deacon@webercrabb.com  
Attorney for Plaintiff  
June 26; July 3, 2026 26-02216H

## 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. 26-CA-000408  
BANKUNITED, N.A.,  
Plaintiff, vs.  
JACQUELINE K. SMITH;  
UNKNOWN SPOUSE OF  
JACQUELINE K. SMITH;  
CARL CARR,  
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 24, 2026 and entered in Case No. 26-CA-000408, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein BANKUNITED, N.A. is Plaintiff and JACQUELINE K. SMITH; UNKNOWN SPOUSE OF JACQUELINE K. SMITH; CARL CARR; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on July 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 34, CLAIR-MEL CITY, UNIT NO. 9, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK

35, PAGE 14 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 17th 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.: 25-02076 CMS  
V6.20190626  
June 26; July 3, 2026 26-02212H

## FIRST INSERTION

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

**CASE NO.: 25-CA-007833  
PACIFIC LIFE INSURANCE  
COMPANY,  
Plaintiff, v.  
COLMEX TRADE LLC, et al,  
Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 18, 2026 and entered in Case No. 25-CA-007833 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein EDUARDO NUNEZ VILLEGAS, COLMEX TRADE LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on August 19, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOTS 6 AND 7, HAIMOVITZ RESUBDIVISION, ACCORD-

ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3109 EAST NORTH BAY 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  
fcpleadings@ghidottiberger.com  
June 26; July 3, 2026 26-02230H

**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-007826  
PLAINS COMMERCE BANK,  
Plaintiff, v.  
JAMES ALLEN WILLIAMS, et al,  
Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 10, 2026 and entered in Case No. 25-CA-007826 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KEISHA WILLIAMS AND JAMES WILLIAMS, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on August 10, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 8, BLOOMINGDALE SECTION "H" - UNIT 3, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 514 SWEET-LEAF DR, BRANDON, FL 33511 (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 ap-

pearance is less than 7 days; if you are hearing or voice impaired, call 711.

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
Paris Roach, Esq.  
FL Bar No.: 1028751  
fcpleadings@ghidottiberger.com  
June 26; July 3, 2026 26-02217H

## FIRST INSERTION

## 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-003532  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCAF ACQUISITION TRUST,  
Plaintiff, vs.  
JUAN ALCAZ AND ODALYS  
ALCAZ, et al,  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 22, 2026, and entered in 25-CA-003532 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 JUAN ALCAZ; ODALYS ALCAZ; HOMEOWNER'S ASSOCIATION OF LYNN LAKE, 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](https://www.hillsborough.realforeclose.com), at 10:00 AM, on July 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, LYNN LAKE SUBDIVISION PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 95, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 11031 LYNN LAKE CIR, TAMPA, FL 33625  
Any person claiming an interest in

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

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

Dated this 22 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: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
25-272863 - MaS  
June 26; July 3, 2026 26-02255H

## FIRST INSERTION

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

**CASE NO.: 25-CA-008774  
DEUTSCHE BANK TRUST  
COMPANY AMERICAS, AS  
TRUSTEE FOR  
RESIDENTIAL ACCREDITED LOANS,  
INC., MORTGAGE ASSET-BACKED  
PASS-THROUGH CERTIFICATES,  
SERIES 2006-QS18,  
Plaintiff, vs.  
MADIANNE EDOUARD;  
MICKSON LOUIS; UNKNOWN  
SPOUSE OF MADIANNE  
EDOUARD; UNKNOWN SPOUSE  
OF MICKSON LOUIS; RIVER  
BEND OF HILLSBOROUGH  
COUNTY HOMEOWNERS  
ASSOCIATION, INC.; UNKNOWN  
TENANT(S) IN POSSESSION #1  
and #2, and ALL OTHER  
UNKNOWN PARTIES, et al.,  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated June 10, 2026, entered in Civil Case No.: 25-CA-008774 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDITED LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS18, Plaintiff, and MADIANNE EDOUARD; MICKSON LOUIS; RIVER BEND OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at [www.hillsborough.realforeclose.com](https://www.hillsborough.realforeclose.com), at 10:00 AM, on the 13th day of August, 2026, the following described real property as set forth in said Judgment, to wit:  
LOT 6, BLOCK 1, RIVER BEND PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104,

PAGE 127, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@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.

Dated: June 17, 2026  
By: Brian L. Rosaler  
Florida Bar No.: 0174882.  
Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701 West Hillsboro Boulevard  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030  
Facsimile: (954) 420-5187  
June 26; July 3, 2026 26-02210H

## FIRST INSERTION

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

**CASE NO.: 26-CA-000150  
NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING,  
Plaintiff, vs.  
BUJAR MAHMUTI; ADRIANA  
RIZAH A/K/A ARDIANA RIZAH;  
BASSET CREEK ESTATES  
HOMEOWNERS'  
ASSOCIATION INC; DIVIDEND  
SOLAR FINANCE LLC; UNITED  
STATES OF AMERICA;  
SEDAT SENTURK.; UNKNOWN  
TENANT(S) IN POSSESSION #1  
and #2, et al.  
Defendant(s).**

TO: BUJAR MAHMUTI  
(Current Residence Unknown)  
(Last Known Address(es))  
19243 PEPPER GRASS DRIVE  
TAMPA, FL 33647  
8851 US HIGHWAY 19 APT 1140  
PINELLAS PARK, FL 33782  
4123 CROSSWATER DRIVE  
TAMPA, FL 33615  
19241 PEPPER GRASS DR  
TAMPA, FL 33615  
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)  
19243 PEPPER GRASS DRIVE  
TAMPA, FL 33647

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

LOT 23, BLOCK B, BASSET CREEK ESTATES - PHASE 2A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 129 THROUGH 143, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A: 19243 PEPPER GRASS DRIVE, TAMPA, FL 33647.

has been filed against you and you are required to serve a copy of your written defenses, if any, to, 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 7/17/2026, 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 on June 11, 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  
25-52545  
June 26; July 3, 2026 26-02200H

**How much do legal notices cost?**

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

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

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

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

--- SALES ---

FIRST INSERTION

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

**Case No. 29-2024-CA-006717**  
**Division H**  
**RESIDENTIAL FORECLOSURE**  
**Section II**  
**SELECT PORTFOLIO SERVICING,**  
**INC.**

**Plaintiff, vs.**  
**UNKNOWN HEIRS,**  
**DEVISEES, GRANTEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS AND TRUSTEES OF**  
**PEDRO MALAVE, DECEASED,**  
**JANITZA MALAVE, AS KNOWN**  
**HEIR OF PEDRO MALAVE,**  
**UNKNOWN SPOUSE OF JANITZA**  
**MALAVE, AND UNKNOWN**  
**TENANTS/OWNERS,**  
**Defendants.**

Notice is hereby given, pursuant to  
Final Judgment of Foreclosure for  
Plaintiff entered in this cause on June  
15, 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 3, BLOCK U, HAMNERS  
SUBDIVISION, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 10, PAGE(S) 7, OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA.

and commonly known as: 7108 N 10TH  
ST, TAMPA, FL 33604; including the

building, appurtenances, and fixtures  
located therein, at public sale, to the  
highest and best bidder, for cash, on the  
Hillsborough County auction website at  
<http://www.hillsborough.realforeclose.com>,  
on July 23, 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 notifica-  
tion of a scheduled court proceed-  
ing if the time before the scheduled  
appearance is less than 7 days. Comple-  
te the Request for Accommodations  
Form and submit to 800 E. Twiggs  
Street, Room 604, Tampa, FL 33602.  
ADA Coordination Help Line (813)  
272-7040; Hearing Impaired Line  
1-800-955-8771; Voice Impaired Line  
1-800-955-8770.

Dated: June 17, 2026  
By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
246300/2425763/wll  
June 26; July 3, 2026 26-02211H

FIRST INSERTION

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

**Case No. 25-CA-005162**  
**RESIDENTIAL FORECLOSURE**  
**NIKN, INC. (AS TO 50%**  
**INTEREST) AND SKY KNIGHT**  
**INVESTMENTS, LLC (AS TO 50%**  
**INTEREST)**

**Plaintiff, vs.**  
**JOE BEN SIRMANS A/K/A JOEY**  
**SIRMANS A/K/A JOE B. SIRMANS,**  
**JR. A/K/A JOE BEN SIRMANS, JR.,**  
**PRANCER CAPITAL CORP.,**  
**ABSOLUTE RESOLUTIONS**  
**INVESTMENTS, LLC, CITY OF**  
**TAMPA, FLORIDA, AND**  
**UNKNOWN TENANTS/OWNERS,**  
**Defendants.**

Notice is hereby given, pursuant to Final  
Judgment of Foreclosure for Plain-  
tiff entered in this cause on March 11,  
2026, in the Circuit Court of Hillsbor-  
ough County, Florida, Victor D. Crist,  
Clerk of the Circuit Court, will sell  
the property situated in Hillsborough  
County, Florida described as:

THE WEST 2 FEET OF LOT 13,  
ALL OF LOT 14 AND THE EAST  
3 FEET OF LOT 15, BLOCK 24,  
GANDY GARDENS 4, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK 32, PAGE 95, PUB-  
LIC RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA.

and commonly known as: 4424 W.  
WISCONSIN AVE, TAMPA, FL  
33616; including the building, ap-

purtenances, and fixtures located  
therein, at public sale, to the highest  
and best bidder, for cash, on the Hill-  
sborough County auction website at  
<http://www.hillsborough.realforeclose.com>,  
on August 19, 2026 at 10:00 AM.

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

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

Dated this June 23, 2026  
By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
(813) 229-0900 x1400  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
339552/2529829/CMP  
June 26; July 3, 2026 26-02254H

FIRST INSERTION

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

**CIVIL DIVISION**  
**CASE NO.: 25-CC-002113**  
**LOANHIVE RE LLC**  
**Plaintiff, v.**  
**PROPERTY VISION, INC.; PETER**  
**STURNIALO; MONIER RAHAL,**  
**TRUSTEE OF 505 MLK TRUST;**  
**OOAKI FOOTWEAR AND ENT,**  
**LLC; CITY OF TAMPA; and**  
**Unknown persons in possession,**  
**Defendants**

NOTICE IS HEREBY GIVEN that,  
pursuant to the Final Judgment of  
Foreclosure in Favor of Plaintiff entered  
on June 19, 2026, in the County Court  
of the Thirteenth Judicial Circuit, in  
and for Hillsborough County, Florida,  
Case No. 2025-CC-002113, wherein  
Loanhive Re, LLC, is the Plaintiff, and  
Property Vision, Inc., Monier Rahal,  
Trustee of 505 MLK Trust, Ooaki  
Footwear, LLC, and City of Tampa  
are the Foreclosure Defendants,  
the Hillsborough County Clerk of  
Court, Victor D. Crist, will sell to the  
highest bidder for cash, by electronic  
sale at <https://www.hillsborough.realforeclose.com> (website), on July  
24, 2026 beginning at 10:00 a.m.  
the following property situated in  
Hillsborough County, Florida:

The East Thirty feet of Lot Two  
of Block Three, Map of the Ohio  
Colony Company's Addition to  
Plant City, as per Plat thereof  
recorded in Plat Book 1, Page 10,  
Public Records of Hillsborough  
County, Florida and being in

Section 28, Township 28 South,  
Range 22 East.  
Property Address: 505 E. Dr.  
Martin Luther King Jr. Blvd,  
Plant City, Florida 33563.

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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification of  
a scheduled court proceeding if the time  
before the scheduled appearance is less  
than 7 days. Complete the Request for  
Accommodations Form and submit  
to 800 E. Twiggs Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.

Dated this 22nd day of June 2026.  
HAHN LOESER & PARKS LLP  
By: /s/ Stuart Jay Levine  
STUART JAY LEVINE  
Florida Bar No.: 835994  
slevine@hahnlaw.com  
caagliano@hahnlaw.com  
601 Bayshore Boulevard, Suite 720  
Tampa, Florida 33606  
Phone: (813) 254-7474  
Fax: (813) 254-7341  
Attorney for Plaintiff  
June 26; July 3, 2026 26-02245H

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. 19-CA-011832**  
**CROSSCOUNTRY MORTGAGE INC,**  
**Plaintiff, vs.**  
**RICHARD JOSEPH JORDAN,**  
**et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursu-  
ant to the Final Judgment and/or Order  
Rescheduling Foreclosure Sale, entered  
in Case No. 19-CA-011832 of the Circuit  
Court of the THIRTEENTH Judicial  
Circuit, in and for Hillsborough Coun-  
ty, Florida, wherein CROSSCOUNTRY  
MORTGAGE INC is the Plaintiff and  
RICHARD JOSEPH JORDAN; River  
Bend Of Hillsborough County Home-  
owners Association, Inc.; Unknown  
Tenant whose name is fictitious for  
parties in possession are the Defen-  
dants, that Victor D. Crist, Hillsbor-  
ough 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  
26th day of October, 2026, the follow-  
ing described property as set forth in  
said Final Judgment, to wit:

LOT 24, BLOCK 11, RIVER  
BEND PHASE 3A, ACCORD-  
ING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK,  
106, PAGE 101, OF THE PUB-  
LIC RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA.  
TAX ID: U-20-32-19-

86T-000011-00024.0  
Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the  
lis pendens must file a claim before the  
clerk reports the surplus as unclaimed.

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

You may contact the Administrative  
Office 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  
Dated this 18th 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 # 20-F01555  
June 26, July 3, 2026 26-02220H

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. 29-2019-CA-011641**  
**NATIONSTAR MORTGAGE LLC**  
**D/B/A MR. COOPER,**  
**Plaintiff, vs.**  
**TYRONE MAURICE WALKER AND**  
**SOPHIA KAMESA JORDEN, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Final Judgment of Foreclosure  
dated February 11, 2020, and entered  
in 29-2019-CA-011641 of the Circuit  
Court of the THIRTEENTH Judicial  
Circuit in and for Hillsborough  
County, Florida, wherein NATION-  
STAR MORTGAGE LLC D/B/A MR.  
COOPER is the Plaintiff and TYRONE  
MAURICE WALKER; SOPHIA KA-  
MESA JORDEN; CYPRESS MILL  
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](http://www.hillsborough.realforeclose.com), at 10:00 AM, on July  
16, 2026, the following described prop-  
erty as set forth in said Final Judgment,  
to wit:

LOT 2, IN BLOCK 19, OF CY-  
PRESS MILL PHASE 1A, AC-  
CORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 133, PAGE 20, OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA.  
Property Address: 15621 DEM-  
ORY POINT PLACE, SUN CITY  
CENTER, FL 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 in  
accordance with Florida Statutes, Sec-  
tion 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 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  
Dated this 22 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  
19-375471-MfM  
June 26; July 3, 2026 26-02256H

FIRST INSERTION

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

**Case No. 29-2024-CA-007406**  
**Division O**  
**RESIDENTIAL FORECLOSURE**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR RCF 2 ACQUISITION TRUST**  
**Plaintiff, vs.**  
**JANET SELINA GORDON A/K/A**  
**JANET GORDON, CYNTHIA**  
**JOYCE THOMAS, ROSIE LEE**  
**KIRKLAND, UNKNOWN HEIRS,**  
**DEVISEES, GRANTEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS AND TRUSTEES OF**  
**ROBERT L. GORDON A/K/A**  
**ROBERT LEE GORDON**  
**DECEASED, LARRY CHARLES**  
**GORDON, UNKNOWN SPOUSE**  
**OF JANET SELINA GORDON**  
**A/K/A JANET GORDON,**  
**UNKNOWN SPOUSE OF CYNTHIA**  
**JOYCE THOMAS, UNKNOWN**  
**SPOUSE OF ROSIE LEE**  
**KIRKLAND, UNKNOWN SPOUSE**  
**OF LARRY CHARLES GORDON,**  
**AND UNKNOWN TENANTS/**  
**OWNERS,**  
**Defendants.**

Notice is hereby given, pursuant to  
Final Judgment of Foreclosure for  
Plaintiff entered in this cause on June  
16, 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 1, BOBBY WIGGINS SUB-  
DIVISION, ACCORDING TO  
THE PLAT THEREOF, RE-  
CORDED IN PLAT BOOK 48,

PAGE 82, OF THE PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.

and commonly known as: 601 WIG-  
GINS COURT, PLANT CITY, FL  
33566; 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 Au-  
gust 17, 2026 at 10:00 AM.

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

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

Dated this June 18, 2026  
By: /s/ Ryan Sutton  
Ryan Sutton  
Attorney for Plaintiff  
(813) 229-0900 x  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
318000/2426526/CMP  
June 26; July 3, 2026 26-02218H

**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.: 25-CA-000030**  
**WELLS FARGO BANK, NATIONAL**  
**ASSOCIATION AS TRUSTEE**  
**FOR SOUNDVIEW HOME LOAN**  
**TRUST 2007-OPT2, ASSET-**  
**BACKED CERTIFICATES, SERIES**  
**2007-OPT2,**  
**Plaintiff, vs.**  
**DONNA C. EASLEY A/K/A DONNA**  
**EASLEY A/K/A DONNA CARRIE**  
**EASLEY; UNKNOWN SPOUSE OF**  
**DONNA C. EASLEY A/K/A DONNA**  
**EASLEY A/K/A DONNA CARRIE**  
**EASLEY; BUCKHORN PRESERVE**  
**HOMEOWNERS ASSOCIATION,**  
**INC.,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIV-  
EN pursuant to the order of Uniform  
Final Judgment of Foreclosure dated  
June 4, 2025, and entered in Case No.  
25-CA-000030 of the Circuit Court of  
the 13TH Judicial Circuit in and for  
Hillsborough County, Florida, wherein  
Wells Fargo Bank, National Association  
as Trustee for Soundview Home Loan  
Trust 2007-OPT2, Asset-Backed Cer-  
tificates, Series 2007-OPT2, is Plain-  
tiff and Donna C. Easley a/k/a Donna  
Easley a/k/a Donna Carrie Easley;  
Unknown Spouse of Donna C. Easley  
a/k/a Donna Easley a/k/a Donna Car-  
rie Easley; Buckhorn Preserve Home-  
owners Association, Inc., are Defen-  
dants, 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](http://www.hillsborough.realforeclose.com) at  
10:00 a.m. on the 10th day of August,  
2026, the following described property  
as set forth in said Final Judgment, to

wit:  
LOT 5, BLOCK 1, BUCK-  
HORN PRESERVE PHASE 1,  
ACCORDING TO THE MAP  
OR PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 91,  
PAGE 44, OF THE PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.


Property Address: 4245 Baling-  
ton Drive, Valrico, Florida 33596  
and all fixtures and personal property  
located therein or thereon, which are  
included as security in Plaintiff's mort-  
gage.

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 provi-  
sion 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 imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hearing  
or voice impaired, call 711.

Dated: 6/22/2026  
McCabe, Weisberg & Conway, LLC  
By: Craig Stein  
Craig Stein, Esq.  
Fl Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 24-400249  
June 26; July 3, 2026 26-02240H

# SAVE TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
102980\_1726

# Q&A

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

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

Rarely do consumers specifically search online for public notices.

## Q Who benefits from legal notices?

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

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

## Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

## Q What is a public notice?

A 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.

## Q How much do legal notices cost?

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

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

## Q Are there different types of legal notices?

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

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

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

--- SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA**  
 CIRCUIT CIVIL DIVISION  
**CASE NO.: 25-CA-002862**  
**PACIFIC RBLF FUNDING TRUST, Plaintiff, v.**  
**A&S TRUST PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.**  
 NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated May 24, 2026, issued in and for Hillsborough County, Florida, in Case No. 25-CA-002862, wherein PACIFIC RBLF FUNDING TRUST is the Plaintiff, and A&S TRUST PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, STANLEY FRIEDMAN, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., UNKNOWN TENANT #1 N/K/A JANE DOE and UNKNOWN TENANT #2 N/K/A

JOHN DOE are the Defendants.  
 The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 19, 2026, at electronic sale beginning at 10:00 AM, at [www.hillsborough-realforeclose.com](http://www.hillsborough-realforeclose.com) the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:  
 LOT 14, BLOCK 3, SUN CITY CENTER UNIT 44-B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGES 38-1 AND 38-2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Property Address: 1526 Fort Duquesna Drive, Sun City Center, FL 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.

**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.  
 Dated: This 19th day of June, 2026.  
 Respectfully submitted,  
**HOWARD LAW**  
 902 Clint Moore Road, Suite 220  
 Boca Raton, FL 33487  
 Telephone: (954) 893-7874  
 Facsimile: (888) 235-0017  
 Designated Service E-Mail: [Pleadings@HowardLaw.com](mailto:Pleadings@HowardLaw.com)  
 By: /s/ Matthew B. Klein  
 Matthew B. Klein, Esq.  
 Florida Bar No.: 73529  
 E-Mail: [Matthew@HowardLaw.com](mailto:Matthew@HowardLaw.com)  
 24-000705-1  
 June 26; July 3, 2026 26-02232H

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
**CASE NO.: 25-CA-001105**  
**TH MSR HOLDINGS LLC, Plaintiff, vs.**  
**SAMUEL H. SPEARS, et al., Defendant(s).**  
 NOTICE OF SALE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel and Reset Foreclosure Sale dated June 16, 2026 on the Final Judgment of Foreclosure entered on April 20, 2026, in Case No.: 25-CA-001105 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein TH MSR HOLDINGS LLC, is Plaintiff, and SAMUEL H. SPEARS, ALLISON SPEARS, WALDEN LAKE COMMUNITY ASSOCIATION, and SPECTRUM CREDIT UNION A/K/A SPECTRUM CU are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at [\[realforeclose.com\]\(http://www.hillsborough-realforeclose.com\), beginning at 10:00 A.M. on the 16th day of September, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:  
 LOT 4, WALDEN LAKE UNIT 26, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE\(S\) 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
 Also known as: 3018 FOREST CLUB DR, PLANT CITY, FL 33566  
 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.  
 Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an](http://www.hillsborough-</a></p>
</div>
<div data-bbox=)

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 18th day of June, 2026.  
 Sokolof Remtulla, LLP  
 Counsel for Plaintiff  
 Primary e-mail: [mshapanka@sokrem.com](mailto:mshapanka@sokrem.com)  
 Secondary e-mail: [pleadings@sokrem.com](mailto:pleadings@sokrem.com)  
 1800 NW Corporate Blvd, Suite 302  
 Boca Raton, FL 33431  
 Telephone: (561) 507-5252  
 Facsimile: (561) 342-4842  
 By: /s/ Matthew Shapanka.  
 Matthew Shapanka, Esq.  
 Florida Bar No.: 52874  
 Matter No.: 25-00085  
 June 26; July 3, 2026 26-02250H

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND 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 Lillian 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#WDBHA28E8SF179978  
 June 19, 26, 2026 26-02144H

SECOND 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://theoakshadycreekdcd.org/> or may be obtained by contacting the District Manager's office via email at [alba.sanchez@infamark.com](mailto:alba.sanchez@infamark.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

SECOND 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.panthertrace2.net](http://www.panthertrace2.net), or may be obtained by contacting the District Manager's office via email at [hbeckett@vestapropertyservices.com](mailto: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

SECOND 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](http://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

SECOND 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 33635, 813-884-3407, 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


SECOND 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, 26, 2026 26-02169H

# PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- Simply email your notice to [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



# SAVE TIME



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## --- ESTATE / PUBLIC NOTICES ---

## SECOND 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 26-CP-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 unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 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 unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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

## 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-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

## SECOND 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  
tna - 25-015141  
June 19, 26, 2026 26-02180H

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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 33870, 813-906-5310.  
June 19, 26, 2026 26-02189H

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

FOURTH 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 23, 2026.

June 5, 12, 19, 26, 2026

FOURTH 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

FOURTH 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

THIRD INSERTION

**NOTICE OF ACTION FOR: RACHELLE RAE DOMENICI IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
**Case No.: 26-DR-005417**

**Division: L**  
**ROBERT JAMES DOMENICI, Petitioner and RACHELLE RAE DOMENICI, Respondent.**  
 TO: RACHELLE RAE DOMENICI 4022 Quail Briar Drive, Valrico, FL 33596

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ROBERT JAMES DOMENICI, whose address is 7017 Mottie Rd, Gibsonton, FL 33534 on or before 7/13/2026 and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, Florida 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you

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

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

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

Dated: 6/5/2026.  
 VICTOR CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer Taylor Deputy Clerk  
 June 12, 19, 26; July 3, 2026

26-02055H

SECOND 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@gadielespinozalaw.com  
 June 19, 26, 2026 26-02127H

FOURTH 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

FOURTH 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 action 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 SHAMEEZA S. EMBREY, LLC whose address 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 Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

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

DATED 5/28/2026  
 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

FOURTH 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

FOURTH 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 INFINITI,  
 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

THIRD 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

## --- 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. 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](http://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

## SECOND 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](http://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](mailto:service@mls-pa.com)  
BY: /s/ Christian Savio  
CHRISTIAN SAVIO, ESQ.

FLORIDA BAR NO. 84649  
June 19, 26, 2026 26-02175H

## SECOND 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](http://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 OFFICIAL 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](mailto:service@mls-pa.com)

BY: /s/ Matthew B. Leider  
MATTHEW B. LEIDER, ESQ.  
FLORIDA BAR NO. 84424

June 19, 26, 2026 26-02176H

## SECOND INSERTION

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

**CASE NO. 25-CA-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](mailto: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](mailto:answers@dallegal.com)  
1491-210183 / GS1

June 19, 26, 2026 26-02112H

## SECOND 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-CIT,**  
**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-CIT 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](mailto: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  
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Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: [answers@dallegal.com](mailto:answers@dallegal.com)  
1460-178636 / GS1

June 19, 26, 2026 26-02162H

## 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. 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](http://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](mailto: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](mailto:fmail@raslg.com)  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
[dsalem@raslg.com](mailto:dsalem@raslg.com)  
19-285975 - NaP

June 19, 26, 2026 26-02170H

## 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-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-

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](http://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. To request such an accommodation, 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](mailto:ServiceMail@aldridgepite.com)  
1091-2668B

June 19, 26, 2026 26-02151H

--- SALES ---

SECOND 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

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-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](http://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

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-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](http://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

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-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](http://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

SECOND INSERTION

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

**CASE NO.: 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](http://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

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-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](http://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

SECOND 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  
Florida Bar #16141  
Charline Calhoun, Esq.  
IN/22-001984  
June 19, 26, 2026 26-02145H

SECOND 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](http://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

## --- ESTATE ---

## SECOND 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

## SECOND INSERTION

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

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

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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:  
anglica@srblawyers.com  
June 19, 26, 2026 26-02141H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
13TH JUDICIAL CIRCUIT,  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-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

## SECOND 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

## SECOND INSERTION

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

## SECOND 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

## SECOND 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. LONCARSKI, 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

## SECOND 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  
DEBORAH 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

## SECOND 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.

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 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

**SUBSCRIBE TO THE BUSINESS OBSERVER**

Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)

**Business  
Observer**

--- ACTIONS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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 AMENDMENTS 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

SECOND 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

SECOND 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](mailto:legal@businessobserverfl.com) • **Deadline Wednesday at noon** • **Friday Publication**

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**Business Observer**

## --- ACTIONS ---

## SECOND 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

## 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-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  
FREIBAUM, 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 FREIBAUM, 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

## SECOND INSERTION

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

CIVIL DIVISION

Case No. 26-CA-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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND INSERTION

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

CIVIL DIVISION

Case No. 25-CA-003616

**METROPOLITAN LIFE  
INSURANCE COMPANY  
Plaintiff vs.**

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