

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Spot On Improvements located at 11573 Hammocks Glade Dr in the City of Riverview, Hillsborough, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 27th day of June, 2026	
Landon Skiles	
July 3, 2026	26-02302H

FIRST INSERTION	
NOTICE OF PUBLIC SALE:	
NOTICE IS HEREBY GIVEN THAT ON 07/27/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.	
NAME: FAST SERVICES FLORIDA LLC 5TDKZRFH0KS557409 2019 TOYT 13941.79/ 3GNAXKEG8RL234900 2024 CHEV 13258.48 TEL:813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 /	
NAME: AG GOLD AUTO SALES LLC 5J8TC1H31KL020902 2019 ACUR 13489.75/ 1C4RJKAGXP8834638 2023 JEEP 15389.23/ 5N1BT3AA5PC692138 2023 NISS 15210.83 TEL: 813-697-1791 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/	
NAME: SANTIAGO AUTO SOLUTIONS LLC KWEBC439C898 1998 KWE 972.35 TEL:813-697-1797 MV#: MV116944 LOCATION: 2305 W CLIFTON ST TAMPA, FL 33603/	
NAME: PIPO COLLISION CENTER INC KNDC34LAXP5098838 2023 KIA 16579.83/ 5NMJB3DE8SH513103 2025 HYUN 14422.26/ TEL:813-697-1797 MV#: MV116945 LOCATION: 7216 BENJAMIN RD TAMPA, FL 33634/	
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/	
July 3, 2026	26-02294H

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the South Creek Community Development District (the “**District**”) will hold a public hearing and regular meeting on Thursday, August 6, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at <https://www.southcreekcdd.com/> at least two (2) days before the meeting, or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at 954-603-0034. The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Summary of Assessments										
			FISCAL YEAR 2027			FISCAL YEAR 2026				
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2027 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual Assmt	
ASSESSMENT AREA ONE - SERIES 2021										
Townhomes 26'	0.67	30	\$850.90	\$902.19	\$1,753.09	\$850.90	\$754.24	\$1,605.14	\$147.95	
Single Family 40'	1.00	54	\$1,276.19	\$1,352.61	\$2,628.80	\$1,276.19	\$1,130.79	\$2,406.98	\$221.82	
Single Family 50'	1.25	158	\$1,595.24	\$1,690.76	\$3,286.00	\$1,595.24	\$1,413.49	\$3,008.73	\$277.28	
Subtotal		242								
ASSESSMENT AREA TWO -SERIES 2024										
Single Family 50'	1.25	30	\$1,726.67	\$1,690.76	\$3,417.43	\$1,726.67	\$1,413.49	\$3,140.16	\$277.28	
Single Family 60'	1.50	16	\$2,072.00	\$2,028.91	\$4,100.91	\$2,072.00	\$1,696.18	\$3,768.18	\$332.73	
Subtotal		46								
ASSESSMENT AREA THREE -SERIES 2025										
Townhomes 26'	0.67	96	\$850.52	\$902.19	\$1,752.81	\$0.00	\$754.24	\$754.24	\$998.57	
Single Family 50'	1.25	26	\$1,728.28	\$1,690.76	\$3,419.04	\$0.00	\$1,413.49	\$1,413.49	\$2,005.55	
Subtotal		122								
TOTAL		410								

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

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

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

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

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

Angel Montagna, District Manager
July 3, 2026

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 DoUTrustME located at 16304 Doune CT in the City of Tampa, Hillsborough, FL 33647-2761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 29th day of June, 2026	
Brittany C Johnson	
July 3, 2026	26-02304H

FIRST INSERTION	
Public Notice	
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 943989 from East-Group Properties, LP, West of I75 and south of Tanner Road in Tampa, FL. Application received June, 26th, 2026. Proposed activity: Construction of two (2) warehouse distribution buildings consisting of sizes 184,996 SF, and 193,122 SF SF on a 31.43-acre property. Project name: Crossroads – Phase 2. Project size: 31.43 Acres. Location: Section(s) 05 Township 29, Range 20, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org . The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.	
July 3, 2026	26-02301H

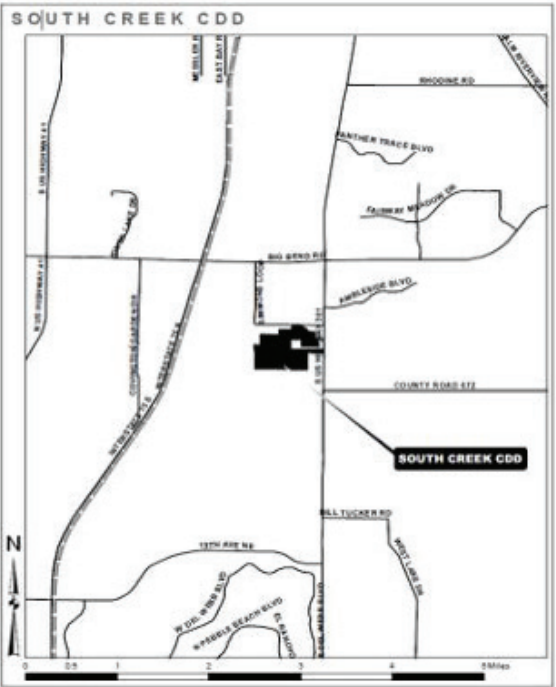
FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 943989 from East-Group Properties, LP, West of I75 and south of Tanner Road in Tampa, FL. Application received June, 26th, 2026. Proposed activity: Construction of two (2) warehouse distribution buildings consisting of sizes 184,996 SF, and 193,122 SF SF on a 31.43-acre property. Project name: Crossroads – Phase 2. Project size: 31.43 Acres. Location: Section(s) 05 Township 29, Range 20, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

July 3, 2026

26-02274H



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 Pharos Travel Group located at 9515 Aqua Ln, in the County of Hillsborough, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Odessa, Florida, this 24th day of June, 2026.	
PHAROS CONSULTANTS LLC	
July 3, 2026	26-02284H

FIRST INSERTION	
Notice of Emergency Board of Supervisors Meeting of the Creek Preserve Community Development District	
The Board of Supervisors of the Creek Preserve Community Development District held an emergency meeting on Tuesday, June 30, 2026, at 10:30 a.m. at the Creek Preserve Clubhouse located at 16702 Kingman Reef Street, Wimauma, FL 33598 to discuss the inoperable irrigation pump. The Board approved Pine Lake Services, LLC's Proposal #9138 dated June 25, 2026, for the Irrigation Repair and Installation. The next regular meeting is Monday, July 13, 2026, at 6:30 p.m.	
Sam Stevens, District Manager July 3, 2026	26-02314H

FIRST INSERTION	
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES	

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

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

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

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Nicole Viverito at nviverito@gms-tampa.com. Proposals must be received by **5:00 p.m. on Thursday, July 9, 2026**. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Cory Lakes Community Development District
Brian Young, District Manager
July 3, 2026

FIRST INSERTION	
NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT	

Notice is hereby given that the Board of Supervisors (“Board”) of the Belmont Community Development District (“District”) will hold a regular meeting of the Board of Supervisors on **July 15, 2026, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

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

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
July 3, 2026

26-02265H

--- PUBLIC NOTICES ---

FIRST INSERTION	
Fictitious Name Notice	
Notice Is Hereby Given that CPT Hyde Park Operator, LLC, 2 Seaport, Ln, FL 15, Boston, MA 02210, desiring to engage in business under the fictitious name of Allegro Hyde Park, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.	
July 3, 2026	26-02309H

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Relive Health St. Pete located at: 2880 Beluga Bay in the city of Odessa, FL 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 25th day of June 2026.	
OWNER: TAMPA WELLNESS AND AESTHETICS LLC 2880 Beluga Bay Odessa, FL 33556	
July 3, 2026	26-02298H

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of M10 SECURITY located at: 4009 DISTRIBUTION DRIVE, SUITE 200 in the city of GARLAND, TX 75041 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 24th day of June 2026.	
OWNER: BEAR COMMUNICATIONS, INC. 4009 DISTRIBUTIONS DR, SUITE 200 GARLAND, TX 75041	
July 3, 2026	26-02279H

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
U-Stor Tampa East will be held on or thereafter the dates in 2026 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.	
U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Thursday July 16, 2026 @ 10:00 AM.	
C-18 Vitani Davis E-13 Deshayla Graham F-21 Sherri Beretta J-27 Robert Donaldson K-21 Miguel Martinez L-5 Kenson Senatus M-13 DaiJuan Denson M-28 Sandra Garms N-28 Brittany Viers	
July 3, 10, 2026	26-02324H

FIRST INSERTION	
NOTICE OF SALE OF MOTOR VEHICLE	
Pursuant to Florida Statute 713.585, Mid-Florida Lien And Title Service, LLC. will sell at public sale for cash the following described vehicle(s) located at lienor's place to satisfy a claim of lien. 2016 DODG VIN: 1C3CDFCBOGD515881. Lien Amt: \$4827.75. 2018 HYUN VIN: KMH04LB5JU678626. Lien Amt: \$6664.79. 2015 YAM VIN: YAMA25521415. Lien Amt: \$19474.60. Lienor/BOOSTING PERFORMANCE LLC 3421 W GREEN ST TAMPA, FL 813-513-3582. Sale Date: July 20, 2026, 10:00AM AM. At Mid Florida Lien & Title Service LLC. 3001 Aloma Ave. Winter Park FL 32792. Said vehicle(s) may be redeemed by satisfying the lien prior to sale date. You have the right to a hearing at any time prior to sale date by filing a demand for hearing in the circuit court. Owner has the right to recover possession of vehicle by posting a bond in accordance with F.S. 559.917. Any proceeds in excess of the amount of the lien will be deposited with the Clerk of Circuit Court in the county where the vehicle is held.	
July 3, 2026	26-02289H

FIRST INSERTION	
Notice of Public Hearing and Board of Supervisors Meeting of the Balm Grove Community Development District	
The Board of Supervisors (the “ Board ”) of the Balm Grove Community Development District (the “ District ”) will hold a public hearing and a regular meeting on Thursday, August 6, 2026, 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.	
The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “ O&M Assessments ”).	
At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.	
A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at www.balmgrovecdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager’s office via email at assessments@inframark.com or via phone at 954-603-0034.	
The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.	

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026												
ASSESSMENT ALLOCATION												
Assessment Area One- Series 2022												
Product	Units	General Fund			Debt Service Series 2022			Total Assessments per Unit				Units
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change	
SF 50' West	46	\$1,289.19	\$748.79	\$540.40	\$1,728.59	\$1,728.59	\$0.00	\$3,017.78	\$2,477.38	\$540.40	22%	46
SF 60' West	223	\$1,547.02	\$898.55	\$648.48	\$2,074.30	\$2,074.30	\$0.00	\$3,621.32	\$2,972.85	\$648.48	22%	223
SF 40' East	40	\$1,031.35	\$599.03	\$432.32	\$1,382.86	\$1,382.86	\$0.00	\$2,414.21	\$1,981.89	\$432.32	22%	40
SF 50' East	224	\$1,289.19	\$748.79	\$540.40	\$1,728.59	\$1,728.59	\$0.00	\$3,017.78	\$2,477.38	\$540.40	22%	224
SF 60' East	82	\$1,547.02	\$898.55	\$648.48	\$2,074.30	\$2,074.30	\$0.00	\$3,621.32	\$2,972.85	\$648.48	22%	82
SF 50' South	88	\$1,289.19	\$748.79	\$540.40	\$1,728.59	\$1,728.59	\$0.00	\$3,017.78	\$2,477.38	\$540.40	22%	88
	703											703

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

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

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

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

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

Angel Montagna, District Manager
July 3, 2026

FIRST INSERTION	
Notice of Public Hearing and Board of Supervisors Meeting of the K-Bar Ranch III Community Development District	

The Board of Supervisors (the “**Board**”) of the K-Bar Ranch III Community Development District (the “**District**”) will hold a public hearing and regular meeting on Thursday, August 6, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at www.kbarranchiicdd.org at least two (2) days before the meeting, or may be obtained by contacting the District Manager’s office via email at assessments@inframark.com or via phone at 954-603-0034.

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

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026													
ASSESSMENT ALLOCATION													
Assessment Area One- Series 2025													
Product	Units	O&M Assessment				Debt Service Series 2025				Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	
TH	188	\$1,422.86	\$967.35	\$455.51	47%	\$1,169.93	\$0.00	\$1,169.93	n/a	\$2,592.78	\$967.35	\$1,623.43	168%
SF 50’	284	\$1,897.15	\$1,289.80	\$607.35	47%	\$1,861.24	\$0.00	\$1,861.24	n/a	\$3,758.39	\$1,289.80	\$2,468.59	191%
SF 60’	187	\$2,276.58	\$1,547.76	\$728.82	47%	\$2,233.49	\$0.00	\$2,233.49	n/a	\$4,510.06	\$1,547.76	\$2,962.30	191%
	659												

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

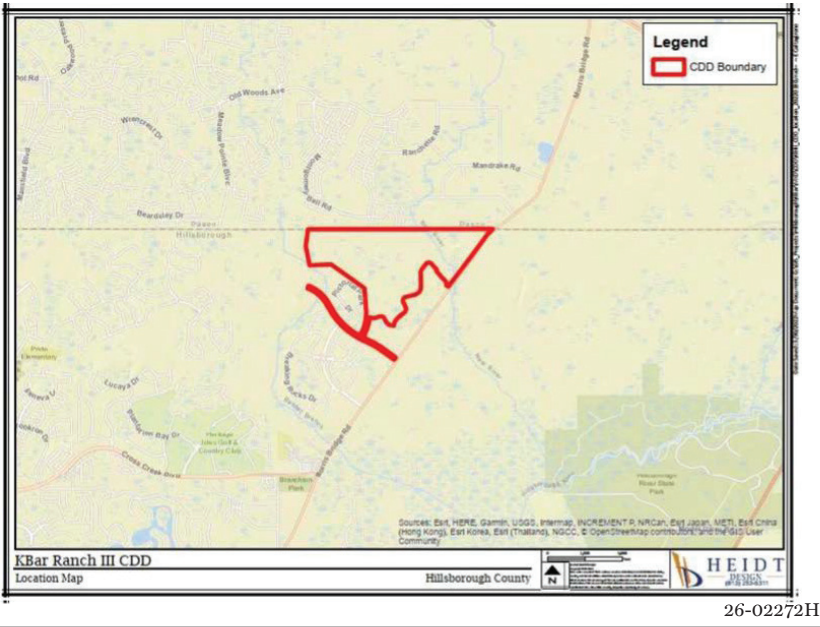
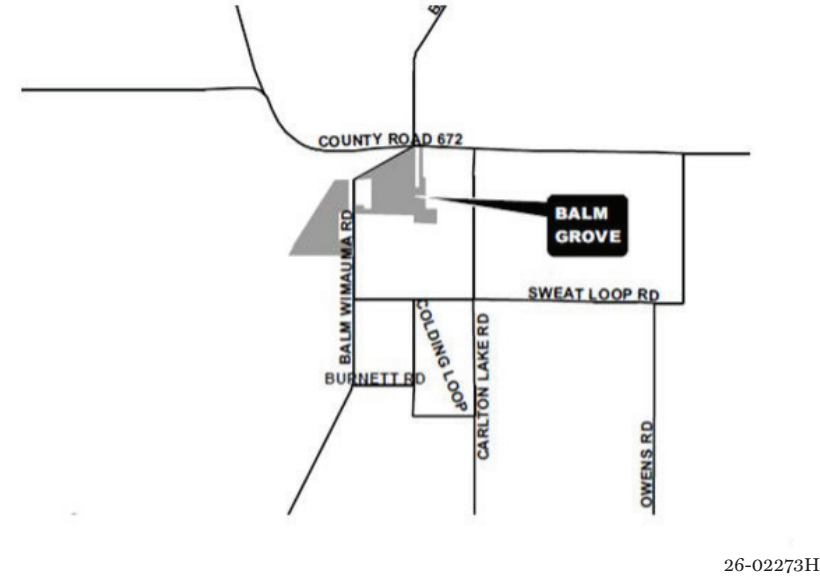
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be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

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

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

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

Angel Montagna, District Manager
July 3, 2026



Additional Provisions

VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

Description of Assessments

*does not include collection costs and early payment discounts

FIRST INSERTION

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Description of Assessments

*includes collection costs and early payment discounts

District Manager

26-02305H

FIRST INSERTION

Additional Provisions

Amanda Ferguson, District Manager

26-02262H

FIRST INSERTION

26-02337H

FIRST INSERTION

NOTICE OF PUBLIC SALE

July 3, 10, 2026 26-02334H

FIRST INSERTION

FIRST INSERTION

FIRST INSERTION

Richard McGrath, District Manager
July 3, 2026

26-02261H

PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Waterset South Community Development District (the “**District**”) hereby gives the public notice of its intention to develop revised Rules of Procedure (the “**Proposed Rules**”) to govern the operations of the District. The rule number for the Proposed Rule of the District is 26-01.

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

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

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571 or sdeluna@rizzetta.com.

Stephanie DeLuna, District Manager
Waterset South Community Development District
July 3, 2026

26-02267H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the
Two Rivers South Community Development District

The Board of Supervisors (the “**Board**”) of the Two Rivers South Community Development District (the “**District**”) will hold a public hearing and a Thursday, August 6, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at www.tworiverssouthcdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager’s office via email at assessments@inframark.com or via phone at 954-603-0034.

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.

Angel Montagna, District Manager
July 3, 10, 2026

26-02269H

FIRST INSERTION

BOARD OF SUPERVISORS’ MEETING DATES TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Timber Creek Community Development District has scheduled regular meetings for the remaining of **Fiscal Year 2026** on the **third Wednesday of every month at 6:00 p.m.** held at **Timber Creek Community Clubhouse located at 10224 Opaline Sky Court, Riverview, FL 33578** on the following dates:

FISCAL YEAR 2026

July 15, 2026
August 12, 2026 Public Hearing for Budget Adoption
September 16, 2026

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such a special meeting.

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

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

July 3, 2026

26-02292H

FIRST INSERTION

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF PUBLIC
HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS
AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN
OPERATION AND MAINTENANCE ASSESSMENT ROLL AND THE LEVY,
COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“**Board**”) for Waterset North Community Development District (“**District**”) will hold two public hearings and a regular meeting as follows:

TWO PUBLIC HEARINGS AND REGULAR MEETING
DATE: July 28, 2026
TIME: 6:00 p.m.
LOCATION: Landings
7012 Sail View Lane
Apollo Beach, Florida 33572

The purpose of the first public hearing is to receive public comment and objections on the District’s proposed budget(s) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027 Budget**”). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments to help fund the District’s Fiscal Year 2026/2027 Budget; to consider the adoption of an operation and maintenance assessment roll; and to provide for the levy, collection, and enforcement of the operation and maintenance special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy operations and maintenance special assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District’s general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District’s debt service budget. A geographic depiction of the District boundaries is identified in the map attached hereto. The District presently operates and maintains stormwater facilities, amenity centers, landscaping, and other improvements. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefitted lands within the District pay operation and maintenance assessments. Lands within the District are assigned units of measurement, known as “Equivalent Assessment Units” or “EAUs,” in accordance with their use and as described more fully in the District’s assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance special assessment for each product type within the District. (Note that this does not include any debt assessment previously levied by the District and due to be collected for Fiscal Year 2026/2027.)

WATERSET NORTH CDD FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE				
TOTAL O&M BUDGET		\$2,661,746.00		
COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS @ 6 %		\$169,898.68		
TOTAL O&M ASSESSMENTS		\$2,831,644.68		
Product Type	Number of Units	Operation and Maintenance Assessment Amounts: FY 2025/2026 and FY 2026/2027		
Platted Parcels (per lot)		Fiscal Year 2025-2026	Fiscal Year 2026-2027	
Single Family 30’	44	\$1,150.10	\$1,280.18	
Single Family 40’	67	\$1,437.62	\$1,600.22	
Single Family 50’	295	\$1,597.36	\$1,778.02	
Single Family 60’	173	\$1,916.83	\$2,133.63	
Single Family 70’	77	\$2,236.30	\$2,489.23	
Single Family 80’	25	\$2,555.78	\$2,844.84	
Montessori School	1	\$1,597.36	\$1,778.02	
Daycare	1	\$1,597.36	\$1,778.02	
Townhome	46	\$798.68	\$889.01	

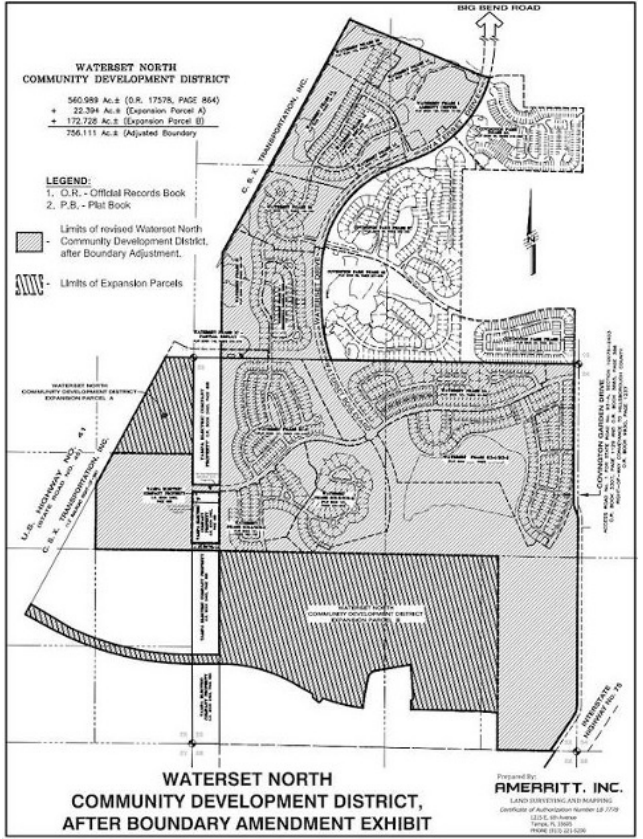
Miscellaneous Provisions

The public hearings and meeting 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 proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Ph: 813-533-2950, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District 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 within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rachel Welborn, District Manager



July 3, 10, 2026

26-02300H

FIRST INSERTION

**NOTICE TO CREDITORS
(summary administration)**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. **26-CP-001919**
Division A
IN RE: ESTATE OF
MARY JOAN FRANCISCO
a/k/a JOAN M. FRANCISCO
a/k/a JOAN FRANCISCO,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of MARY JOAN FRANCISCO, also known as JOAN M. FRANCISCO, also known as JOAN FRANCISCO, deceased, File Number 26-CP-001919; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360; that the Decedent’s date of death was February 18, 2026; that the total value of the estate is \$7,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Creditors:	NONE
Beneficiaries:	Address
VALERIE	40 Wilkinson Rd.
LANO	Randolph, NJ 07869
DOUGLAS	15424 Plantation
JOSEPH	Oaks Drive
FRANCISCO	Tampa, FL 33647

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the Decedent and persons having claims or demands against the estate of the

Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is July 3, 2026

Person Giving Notice:
VALERIE LANO
Petitioner
40 Wilkinson Rd.
Randolph, NJ 07869
Attorney for Person Giving Notice:
JAMES P. HINES, JR.
Attorney for Petitioner
Email: jhinesjr@hnh-law.com
Secondary Email:
mngreco@hnh-law.com
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
July 3, 10, 2026

26-02338H

ESTATE / PUBLIC NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 24-CP-004031
DIVISION: A
IN RE: ESTATE OF LARRY T. DUGGINS, Deceased.

The administration of the estate of LARRY T. DUGGINS, deceased, File Number 24-CP-004031, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 3, 2026.

EVELYN A. DAVIS
1008 E. Cayuga Street
Tampa, Florida 33603
6/24/2026 DATE
FEHINTOLA OGUNTEBI
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com/
foguntebi@aol.com
FBN: 049042
Attorney for Personal Representative
6/24/2026 DATE
July 3, 10, 2026 26-02281H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001754
Division Probate
IN RE: ESTATE OF JOHN L. JACKSON, JR. Deceased.

The administration of the estate of John L. Jackson, Jr., deceased, whose date of death was November 21, 2024 is pending in the Circuit Court for Hillsborough, Florida, Probate Division, the address of which is 419 North Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is June 24, 2026.

Personal Representative
John L. Jackson, Sr.
141 Graham Trail
Crawfordville, Florida 32327
Email: john42j@gmail.com

Attorney:
Neil T. Lyons, Esq.
Florida Bar No. 91826
Luhrsen Goldberg, LLC
6954 Professional Parkway
Lakewood Ranch, Florida 34240
Email Address:
ntl@lawpoweredbywomen.com
July 3, 10, 2026 26-02282H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 26-CP-001529
IN RE: ESTATE OF MICHAEL M. BROWNE, DECEASED.

The administration of the Estate of Michael M. Browne, deceased, whose date of death was 2/3/2026, Case Number 26-CP-001529, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 3 day of July 2026.

Personal Representative:
Helen Elizabeth Ball
9780 Bridlewood Road
Pensacola, FL 32526
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
July 3, 10, 2026 26-02336H

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001560
Division A
IN RE: ESTATE OF PRISCILLA M. GASAWAY, aka PRISCILLA SUE GASAWAY Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of PRISCILLA M. GASAWAY, also known as PRISCILLA SUE GASAWAY, deceased, File Number 26-CP-001560; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was January 13, 2026; that the total value of the estate is \$52,490.66 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Beneficiaries:	
NICHOLAS P. GASAWAY, JR.	2626 Yukon Cliff Drive Ruskin, FL 33570

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this Notice is July 3, 2026.

Person Giving Notice:
NICHOLAS P. GASAWAY, JR.
2626 Yukon Cliff Drive
Ruskin, FL 33570
Attorney for Person Giving Notice:
JAMES S. EGGERT
Attorney for Petitioner
Email: jim@eggfitz.com
Secondary Email:: leslie@eggfitz.com
Florida Bar No. 949711
EGGERT FITZPATRICK
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 633-3396
July 3, 10, 2026 26-02312H

FIRST INSERTION

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

The Board of Supervisors (the **“Board”**) of the Park East Community Development District (the **“District”**) will hold a public hearing and regular meeting on Thursday, August 6, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.parkeastdd.com at least two (2) days before the meeting, or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at 954-603-0034.

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

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026											
ASSESSMENT ALLOCATION											
Series 2021											
Product	Units	O&M Assessment				Debt Service Series 2021			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		FY 2027	FY 2026	Dollar Change
Single Family 40'	486	\$1,282.68	\$1,188.79	\$93.90	7.90%	\$1,276.60	\$1,276.60	\$0.00	\$2,559.28	\$2,465.39	\$93.90
	486										
Series 2024											
Product	Units	O&M Assessment				Debt Service Series 2024			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		FY 2027	FY 2026	Dollar Change
Single Family 50'	14	\$1,603.36	\$1,485.98	\$117.37	7.90%	\$1,728.72	\$1,728.72	\$0.00	\$3,332.08	\$3,214.71	\$117.37
Single Family 60'	24	\$1,924.03	\$1,783.18	\$140.85	7.90%	\$2,074.47	\$2,074.47	\$0.00	\$3,998.49	\$3,857.65	\$140.85
	38										

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

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

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

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

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

Angel Montagna, District Manager
July 3, 2026

26-02270H

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

10/02/57

ESTATE / PUBLIC NOTICES

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No.: 26-CP-001055

Division: B

IN RE: ESTATE OF

RODNEY CALLOWAY

Deceased.

The administration of the estate of RODNEY CALLOWAY, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Personal Representative:

Bernita Calloway

c/o ACEMaven Legal

1320 E. Lumsden Road

Brandon, Florida 33511

Attorney for Personal Representative:

Angela M. Tormey, Esq.

Attorney for Petitioner

Florida Bar Number: 1010466

1320 E. Lumsden Road

Brandon, Florida 33511

Telephone: 813-445-8178

E-Mail: angela@acemavenlegal.com

July 3, 10, 2026

26-02322H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 26-CP-001981

Division A

IN RE: ESTATE OF

ANGELO D'AMICO

Deceased.

The administration of the estate of Angelo D'Amico, deceased, whose date of death was April 19, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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 July 3, 2026.

Danielle Kemp

1335 N. Sutton Pl.

Chicago, IL 60610

Petitioner

Michael J. Faehner, Esq.

Florida Bar No. 23043

301 Woodlands Pkwy, #10

Oldsmar, FL 34677

Telephone: (727) 306-0201

Email: michael@faehner.com

Secondary Email: filings@faehner.com

July 3, 10, 2026

26-02288H

FIRST INSERTION

CREDITORS NOTICE

IN THE CIRCUIT COURT IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

UCN: 292026CP001989A001HC

File No. 26-CP-001989

In Re: The Estate of

JOHN L. PEARCE, JR.,

DECEASED

A Notice of Trust for JOHN L. PEARCE, JR., deceased, namely the JOHN L. PEARCE, JR. and MARGIE L. PEARCE TRUST dated July 21, 1992, has been filed in the administration of the estate of JOHN L. PEARCE, JR., deceased, File Number 26-CP-001989, 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 Trustee and the Trustee's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's trust and/or estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR

THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS 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 FILE TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

The date of the first publication of this Notice is July 3, 2026.

Trustee:

Annette Jones

4115 E. Richmere Street

Tampa, FL 33617

Attorney for Trustee:

Paul J. Burns, Esq.

12525 Walsingham Road

Largo, FL 33774

(727) 595-4540

Florida Bar No. 968201

SPN 1517068

Pburns20@tampabay.rr.com

July 3, 10, 2026

26-02335H

FIRST INSERTION										
Notice of Public Hearing and Board of Supervisors Meeting of the Sherwood Manor Community Development District										
The Board of Supervisors (the “Board”) of the Sherwood Manor Community Development District (the “District”) will hold a public hearing and regular meeting on Thursday, August 6, 2026, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.										
The purpose of the public hearing at is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “O&M Assessments”).										
At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.										
A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at https://www.sherwoodmanorccd.com/ at least two (2) days before the meeting, or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at 954-603-0034.										
The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.										
Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026										
ASSESSMENT ALLOCATION										
Assessment Area One- Series 2018										
Product	Units	O&M Assessment				Debt Service Series 2018			Total Assessments per Unit	
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		FY 2027	FY 2026
Single Family 50'	397	\$1,240.23	\$951.53	\$288.70	30.34%	\$1,561.85	\$1,561.85	\$0.00	\$2,802.08	\$2,513.38
Single Family 60'	28	\$1,488.28	\$1,141.84	\$346.44	30.34%	\$1,874.23	\$1,874.23	\$0.00	\$3,362.51	\$3,016.07
	425									
Assessment Area Two- Series 2023										
Product	Units	O&M Assessment				Debt Service Series 2023			Total Assessments per Unit	
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		FY 2027	FY 2026
Single Family 55'	148	\$1,364.26	\$1,046.68	\$317.57	30.34%	\$1,901.45	\$1,901.45	\$0.00	\$3,265.71	\$2,948.13
Single Family 60'	195	\$1,488.28	\$1,141.84	\$346.44	30.34%	\$2,074.31	\$2,074.31	\$0.00	\$3,562.59	\$3,216.15
	343									

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

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

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

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

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

Angel Montagna, District Manager
July 3, 2026

FIRST INSERTION

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SPECIAL ASSESSMENTS; AND NOTICE OF THE REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the “**Board**”) of the Westchase Community Development District (the “**District**”) will hold two public hearings and a regular meeting on **August 4, 2026, at 4:00 p.m.** at the Westchase Swim and Tennis Center, 10405 Countryway Boulevard, Tampa, FL 33626.

The purpose of the first public hearing is to receive public comment and objections on the District’s budget for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027 Budget**”). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purposes of the second public hearing is to consider the imposition of special assessments to fund the District’s proposed Fiscal Year 2026/2027 Budget for the operation and maintenance of the District, to consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The special assessments will be imposed upon the lands located within the District; a depiction of which lands is shown below. The second public hearing is being conducted pursuant to Florida law, including Chapters 190 and 197, Florida Statutes.

At the conclusion of the public hearings, the Board will, by resolution, adopt a final Fiscal Year 2026/2027 Budget. At the conclusion of the public hearings the Board will also, by resolution, provide for the levy, collection, and enforcement of the special assessments, and certify an assessment roll.

A regular Board meeting will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed Fiscal Year 2026/027 Budget, the preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607, Ph: (813) 474-7385, during normal business hours, or be emailing the District Manager at Heather@hikai.com. In accordance with Section 189.016(4), Florida Statutes, the proposed Fiscal Year 2026/2027 Budget will be posted on the District’s website at least 2 days before the meeting (<https://www.westchasecdd.com>).

The special assessments are annually recurring assessments. These operations and maintenance assessments are comprised of two categories. The General Fund Operation and Maintenance Assessments fund the District’s general administrative, operations and maintenance budget. The Special Fund Operations and Maintenance Assessments fund the operation and maintenance budget that is specific to the identified neighborhood or geographic area, as set forth below. The table below presents the proposed schedule of operations and maintenance assessments for Fiscal Year 2026/2027. Amounts are preliminary and subject to change at the hearing. The amounts are subject to early payment discount as afforded by law.

The District previously adopted annual operation and maintenance assessments for all of the land within the District, pursuant to Section 197.3632(4), Florida Statutes. The proposed operation and maintenance assessments for property within the District is proposed to increase, and the proposed schedule of assessments for such property is set forth below. The lien amount serves as the “maximum rate” authorized by law for operation and maintenance special assessments on the land, and no assessments hearing shall be held in future years, unless the assessments are proposed to be increased, or another criterion within Section 197.3632(4), Florida Statutes is met.

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

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed FY 2026/2027 Special Assessments for Operations and Maintenance

Westchase Community Development District Comparison of Assessment Rates Fiscal Year 2027 vs. Fiscal Year 2026												
Section	Name	Units	General Fund			Special Funds			Total Assessments			
			FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
104	Wycliffe	30	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
110	Bennington	108	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
110	Woodbay	163	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
111	Berkley Square	122	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
115	Glenfield	101	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
117	Keswick Forest	64	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
121	Shopping Center	9.9	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
122	Shopping Center	7.24	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
201	Glenciff	48	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
203	Harbor Links	109	\$652.41	\$615.00	6.08%	\$411.11	\$349.89	17.50%	\$1,063.52	\$964.89	\$98.63	10.22%
205	Harbor Links Estates	63	\$652.41	\$615.00	6.08%	\$411.11	\$349.89	17.50%	\$1,063.52	\$964.89	\$98.63	10.22%
211	The Enclave	108	\$652.41	\$615.00	6.08%	\$244.77	\$262.40	-6.72%	\$897.18	\$877.40	\$19.78	2.25%
214	Saville Rowe	36	\$652.41	\$615.00	6.08%	\$450.62	\$450.62	0.00%	\$1,103.03	\$1,065.62	\$37.41	3.51%
225	Ayshire	49	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
227	Cheshire	81	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
229	Derbyshire	105	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
123/125	Epic Properties	400	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
221/223	Radcliffe	154	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
231a	7/11	1.17	\$23,678.70	\$22,491.50	5.28%	\$1,420.69	\$1,420.66	0.00%	\$25,099.39	\$23,912.16	\$1,187.23	4.96%
231b	Primrose	1.27	\$23,678.70	\$22,491.50	5.28%	\$1,420.69	\$1,420.66	0.00%	\$25,099.39	\$23,912.16	\$1,187.23	4.96%
231c	Professional Center	1.82	\$23,678.70	\$22,491.50	5.28%	\$1,420.69	\$1,420.66	0.00%	\$25,099.39	\$23,912.16	\$1,187.23	4.96%
235/240	Professional Center	4.58	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
Remax Real Estate	Remax Real Estate	0.53	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
Golf Course	Golf Course	58	\$120.44	\$113.80	5.84%	\$0.00	\$0.00	n/a	\$120.44	\$113.80	\$6.64	5.84%
302	Greensprings	60	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
303	Greencrest	54	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
304	Greenhedges	53	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
305	Greenmont	41	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
306	Greendale	59	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
307	Greenpoint	153	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
322	Village Green	10	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
322	Village Green	67	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
322	Village Green	13	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
323	Westpark Village	77	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
323	Westpark Village	10	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
323	Westpark Village	38	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
323	Westpark Village	37	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	Westpark Village	22	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	Westpark Village	24	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	Westpark Village	40	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	Westpark Village	6	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
325A	Westpark Village	50	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	Westpark Village	22	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	Westpark Village	30	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	Westpark Village	17	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	David Weekly Homes	36	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
Westchase Station	Westpark Village	38	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%

Section	Name	Units	General Fund			Special Funds			Total Assessments			
			FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
370	Castleford	69	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
371	Stamford	61	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
372	Baybridge	102	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
373	Wakesbridge	86	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
374	Abbotsford	40	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
375	Chelmsford	100	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
376	Brentford	85	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
377	Kingsford	132	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
378	Stockbridge	68	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
411	Sturbridge	47	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
412	Stonebridge	66	\$652.41	\$615.00	6.08%	\$306.79	\$291.47	5.25%	\$959.19	\$906.47	\$52.72	5.82%
414	Woodbridge	40	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
430	Vineyards	120	\$652.41	\$615.00	6.08%	\$277.83	\$233.50	18.98%	\$930.24	\$848.50	\$81.74	9.63%
Cavendish	Cavendish	90	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
Gables Residential III	Gables Residential III	615	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
Arlington Park Condos	Arlington Park Condos	76	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
Gables Commercial	Gables Commercial	0.94	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/1	Westchase Early Learning Center	1.73	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/2	CVS	1.42	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/3	Applebees	1.04	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/4	Burger King	1.69	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
324C-5	Office	2	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
324C-6	Residential	51	\$652.41	\$615.00	6.08%	\$187.98	\$152.50	23.27%	\$840.39	\$767.50	\$72.89	9.50%
326D-3	Ave @ Westchase	1.74	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
326D-4	Ave @ Westchase	0.57	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
332	Ave @ Westchase	3.24	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
	Morton Plant Mease	2.74	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%

The O&M Assessments will appear on November 2026 Hillsborough County property tax bill. The amount shown includes all applicable collection costs. The property owner is eligible for a discount of up to 4% if paid early.

By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District, just as do each year’s property taxes. For Fiscal Year 2026/2027, the District intends to have the Tax Collector for Hillsborough County, Florida collect the assessments imposed on the benefitted property within the District. **It is important to pay your assessment, since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title.** The District’s decision to collect assessments on the tax roll does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development District. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 474-7385 at least forty-eight

SALES / PUBLIC NOTICES

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. 24-CA-004464

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. GEORGINA MIRANDA AND LUZ MIRANDA A/K/A LUZ M. MIRANDA AND PEDRO MIRANDA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2025, and entered in 24-CA-004464 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 LUZ MIRANDA A/K/A LUZ M. MIRANDA; GEORGINA MIRANDA; PEDRO MIRANDA are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 22, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 44, BOUGENVISTA SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 307 E ALTHEA AVE, TAMPA, FL 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 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 26 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
24-177151 - NaP
July 3, 10, 2026 26-02315H

FIRST INSERTION

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“**Board**”) for the Triple Creek Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 4, 2026
TIME:	6:00 P.M.
LOCATION:	Hammock Club 13013 Boggy Creek Drive Riverview, Florida 33579

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

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family (Group 1)	44	1.00	\$2,741.61
Single Family (Group 2)	172	1.00	\$2,741.61
Single Family (U)	165	1.00	\$2,741.61
Single Family 50' (E)	116	1.00	\$2,741.61
Single Family 60' (E)	91	1.00	\$2,741.61
Single Family 50' (F2, F3 & G1)	135	1.00	\$2,741.61
Single Family 60' (F2 & G1)	39	1.00	\$2,741.61
Single Family 40' (K & L)	58	1.00	\$2,741.61
Single Family 50' (F1, K, & L)	88	1.00	\$2,741.61
Single Family 60' (F1)	22	1.00	\$2,741.61
Single Family 40' (I & J)	96	1.00	\$2,741.61
Single Family 50' (I, & J)	124	1.00	\$2,741.61
Single Family 50' (G2)	57	1.00	\$2,741.61
Single Family 60' (G2 & J)	72	1.00	\$2,741.61
Single Family 50' (H)	137	1.00	\$2,741.61
Single Family 60' (H)	29	1.00	\$2,741.61
Single Family 60' (H) (PARTIAL)	4	1.00	\$2,741.61

*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 Collect 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 Statutes, 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, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://www.triplecreekdcd.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.

District Manager

FIRST INSERTION

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

CASE NO.: 25-CA-010597

ROGER DEVOLDER AS TRUSTEE OF ROGER AND NANCY DEVOLDER TRUST Plaintiff, v. JAMES TERRY, UNKNOWN SPOUSE OF JAMES TERRY; UNKNOWN TENANT, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 8, 2026, entered in Civil Case No. 25-CA-010597 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ROGER DEVOLDER AS TRUSTEE OF ROGER AND NANCY DEVOLDER TRUST, Plaintiff and JAMES TERRY, UNKNOWN SPOUSE OF JAMES TERRY; UNKNOWN TENANT are defendants, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on July 21, 2026 the following described property as set forth in said Final Judgment, to-wit:.

THE SOUTH 208.71 FEET OF THE EAST 208.71 FEET OF THE NORTH 1068.55 FEET OF THE WEST 233. 71 FEET OF THE SW 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 28 SOUTH, RANGE 20 EAST., Property Address: 1623 N Kingsway Road Seffner, FL 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 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 22nd day of June 2026.

/s/ Bryan Devolder
BRYAN R. DEVOLDER, ESQ.
Florida Bar Number: 122751
Devolder Law Firm, PLLC
15310 Amberly Drive Suite 250 #300
Tampa, FL 33647
Telephone: (813) 724-3880
Service E-Mail: eportallfl@devolderlaw.com
Secondary Service email: paralegal@devolderlaw.com
July 3, 10, 2026 26-02277H

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. 292025CA008669A001HC Village Capital & Investment LLC, Plaintiff, vs. Daniel Savon Rodriguez a/k/a Daniel Rodriguez a/k/a Daniel Savon, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 292025CA008669A001HC of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Daniel Savon Rodriguez a/k/a Daniel Rodriguez a/k/a Daniel Savon; DC Electric Contractors LLC; Solar Mosaic LLC; Cross River Bank c/o Sunlight Financial; Aqua Finance, Inc.; GoodLeap, LLC are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 21st day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 4, NORTHALE - SECTION E, UNIT 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 17-1, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-28-27-18-00Z-000004-00004.0

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

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 29th day of June, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01970
July 3, 10, 2026 26-02310H

FIRST INSERTION

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

CASE NO. 24-CA-001637

FTF LENDING, LLC, Plaintiff, vs. ONE HOUR HOUSE SOLUTIONS LLC, et al., Defendant.

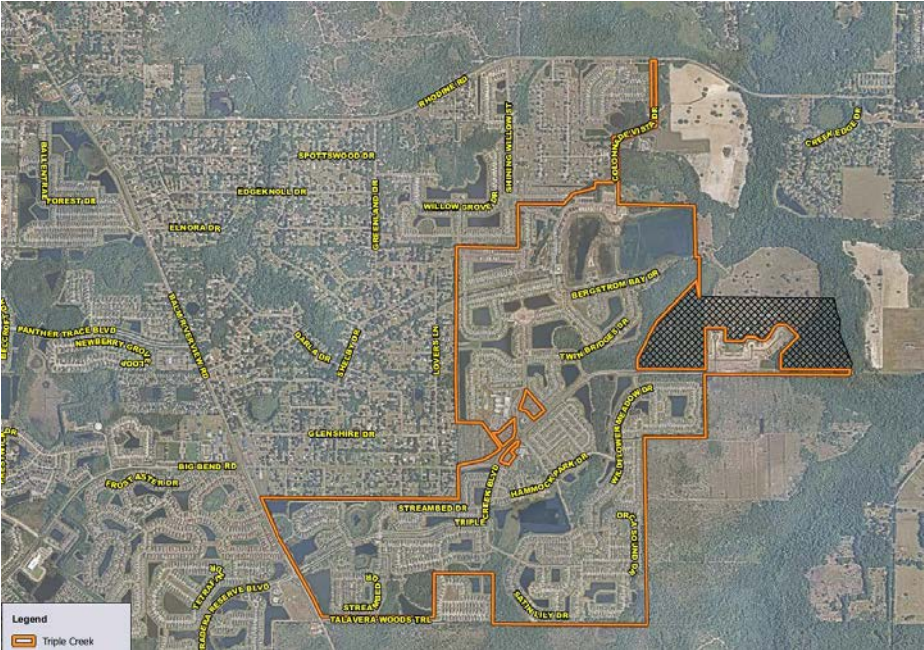
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 03, 2025 in Civil Case No. 24-CA-001637 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FTF LENDING, LLC is Plaintiff and One Hour House Solutions LLC, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE WEST 115.49 FEET, SOUTH 115.93 FEET, EAST 115.49, THENCE NORTH 115.93 FEET TO THE POINT OF BEGINNING; AND BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTH 115.93 FEET FOR POINT OF BEGINNING, THENCE WEST 115.49 FEET, SOUTH 115.92 FEET, EAST 115.49 FEET, NORTH 115.92 FEET TO THE POINT OF BEGINNING, LESS RIGHTS-OF-WAY FOR ROADS. TOGETHER WITH MOBILE HOME LOCATED THEREON: 1975 GMAN #10073A AND 10073B.

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
23-08562FL
July 3, 10, 2026 26-02286H



--- SALES / PUBLIC NOTICES ---

FIRST INSERTION

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

CASE NO.: 25-CA-004448
THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA,
Plaintiff, v.
JUAN PABLO GONZALEZ VIGOYA, ET AL.,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 24, 2026 entered in Civil Case No. 25-CA-004448 in the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff and JUAN PABLO GONZALEZ VIGOYA; THE KNOLLS OF KINGS POINT II CONDOMINIUM ASSOCIATION, INC.; SUN CITY CENTER WEST MASTER ASSOCIATION, INC.; DISCOVER BANK; 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 N/K/A KATHLEEN MADARAS are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 A.M. on July 27, 2026 the following described property as set forth in said Final Judgment, to-wit:.

CONDOMINIUM PARCEL NO. UNIT 1, BLDG 7, PHASE 2, OF THE KNOLLS OF KINGS POINT II CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM HEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5318, AT PAGE 1082 AND OFFICIAL RECORDS BOOK 5840, PAGE 261 AND CON-

DOMINIUM PLAT BOOK 12, PAGE 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENT(S) AND SUPPLEMENT(S) THERETO IF ANY AND ACCORDING TO THE CONDOMINIUM PLAT BOOK 11, PAGE 24, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 302 Kelsey Way, 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.

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. Submitted By: Barron A Becker: Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealprop@kelleykronenberg.com /s/ Barron A. Becker Barron A Becker FBN: 1031460 File No: 3305.000092 July 3, 10, 2026 26-02307H

FIRST INSERTION

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

CASE NO. 25-CA-003566
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-HSBC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HSBC1,
Plaintiff, vs.
CLONTS PROPERTIES, INC., et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 22, 2026 in Civil Case No. 25-CA-003566 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-HSBC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HSBC1 is Plaintiff and Clonts Properties, Inc., et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

UNIT 138 IN BUILDING 25 OF NORTH OAKS CONDOMINIUM III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM IN OFFICIAL RECORD BOOK 4582, PAGE 664 AND FIRST

AMENDMENT IN OFFICIAL RECORD BOOK 4582, PAGE 721 AND SECOND AMENDMENT IN OFFICIAL RECORD BOOK 4641, PAGE 873 ANF THIRD AMENDMENT IN OFFICIAL RECORD BOOK 4702, PAGE 1413 AND ALL AMENDMENTS THERETO, AND CONDOMINIUM PLAT BOOK 7, PAGE 86, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH AN INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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 dis-

ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155 Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10947FL
July 3, 10, 2026 26-02287H

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Belmond Reserve Community Development District (the “**District**”) will hold a public hearing and a meeting on Tuesday, August 4, 2026, at 11:00 a.m. at the Belmond Reserve Clubhouse located at 13004 Willow Grove Drive, Riverview, Florida 33579.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at <https://belmondreservecd.com/> at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at Samantha.Zanoni@inframark.com or via phone at 656-237-8299.

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

Assessment Summary Fiscal Year 2027 vs. Fiscal 2026										
ASSESSMENT ALLOCATION										
Assessment Area One- Series 2020										
Product	Units	General Fund			Debt Service Series 2020			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 50’	178	\$1,477.24	\$1,368.85	\$108.39	\$1,563.83	\$1,563.83	\$0.00	\$3,041.07	\$2,932.68	\$108.39
Single Family 60’	188	\$1,773.40	\$1,643.28	\$130.12	\$1,876.60	\$1,876.60	\$0.00	\$3,650.00	\$3,519.88	\$130.12
	366									
Assessment Area Two- Series 2023										
Product	Units	O&M Per Unit			Debt Service Series 2023			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 60’	9	\$1,773.40	\$1,643.28	\$130.12	\$1,912.17	\$1,912.17	\$0.00	\$3,685.57	\$3,555.45	\$130.12
Single Family 70’	9	\$2,068.97	\$1,917.16	\$151.81	\$2,230.86	\$2,230.86	\$0.00	\$4,299.83	\$4,148.02	\$151.81
	18									

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

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

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

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

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

Samantha Zanoni, District Manager



July 3, 2026 26-02290H

Q&A

What is a public notice?

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

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

LV/8237_V34

SALES

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-002497 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. KRYSTAL WILLIS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 02, 2026, and entered in 25-CA-002497 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and KRYSTAL WILLIS; UNKNOWN SPOUSE OF KRYSTAL WILLIS; SHAWNA HAZELTINE; CALUSA TRACE MASTER ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 27, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 38 OF CALUSA TRACE UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 18554 KING-BIRD DRIVE, LUTZ, FL 33558 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 26 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 25-274817 - MiM July 3, 10, 2026 26-02316H

FIRST INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO. Y: 21-CA-007246 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs. ROBERT A FINSTRA; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on March 4, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th 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 10, Block 2, Brandon Tradewinds Addition, a subdivision according to the plat thereof recorded in Plat Book 45, Page 86, in the Public Records of Hillsborough County, Florida. Property address: 720 Sailfish Drive, Brandon, FL 33511 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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. 20-021500-1 July 3, 10, 2026 26-02276H

FIRST INSERTION
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-002601 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2006-EC2, Plaintiff, vs. LEON EDWARD WILLIAMS, JR., et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 24, 2026, and entered in Case No. 2024-CA-002601 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest
to U.S. Bank National Association, as trustee on behalf of the registered holders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-EC2, is the Plaintiff and, Clifford G Tulloch, City of Tampa, Florida, Leon Edward Williams Jr, 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 29, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 3, BLOCK 21, BELLMONT HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 3019E LOUISIANA 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 before the Clerk reports the surplus as unclaimed.

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-013006 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RUSSELL STOVER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 19, 2026, and entered in 25-CA-013006 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and RUSSELL STOVER; CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 20, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 1, VILLAGE XIII - UNIT I OF CARROLLWOOD VILLAGE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 53, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 14104 FENNSBURY DRIVE, 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. 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 26 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 25-371507 - EuE July 3, 10, 2026 26-02320H

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-011157 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANDRES ALFREDO RIVIERE AND AMEE MANUELA MUNOZ VARGAS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 24, 2026, and entered in 25-CA-011157 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ANDRES ALFREDO RIVIERE; AMEE MANUELA MUNOZ VARGAS; TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 22, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 255, OF TRIPLE CREEK VILLAGE N AND P, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 261, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Property Address: 13243 GREAT PLAINS DRIVE, 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 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 26 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 25-359654 - MaS July 3, 10, 2026 26-02318H

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 26 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 25-359654 - MaS July 3, 10, 2026 26-02318H

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: C CASE NO.: 25-CA-012516 SECTION # RF LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. NOEL DOMINIC CAVALLARI; PHILIP CAVALLARI; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 28 day of July, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 7, EDGEWATER PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7; PAGE(S) 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 2008 OCEANVIEW PL, TAMPA, FL 33605 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY
REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an 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 30 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 25-01627 July 3, 10, 2026 26-02330H

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-012461 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SAMANTHA GREEN AND BRIAN ABAD, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 27, 2026, and entered in 25-CA-012461 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and BRIAN ABAD; SAMANTHA GREEN; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 22, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 3, SEMINOLE CREST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE(S) 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 2103 E HOWELL ST, TAMPA, FL 33610 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in
accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 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 26 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 25-366522 - MiM July 3, 10, 2026 26-02319H

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-004749 PLANET HOME LENDING, LLC, Plaintiff, vs. WHITLEY J. BAYS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 23, 2026, and entered in 25-CA-004749 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and WHITLEY J. BAYS are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 20, 2026, the following described property as set forth in said Final Judgment, to wit: THE NORTH 10 FEET OF LOTS 9 AND 10 AND THE SOUTH 62 FEET OF LOT 8,
KENMORE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1006 KENMORE DRIVE, BRANDON, FL 33510 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 Ac-
commodations 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 26 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 25-298234 - MaS July 3, 10, 2026 26-02317H

--- ACTIONS / SALES ---			
FIRST INSERTION		FIRST INSERTION	
AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2024CA009132 PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC., Plaintiff, vs. PORSCHE A. BRIGHT, et al., Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 6/18/2026, in Case No.: 2024CA009132 of the Circuit Court in and for Hillsborough County, Florida, wherein PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC., is the Plaintiff and PORSCHE A. BRIGHT, et al., is the		Defendant. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 8/17/2026, the following described property set forth in the Final Judgment of Foreclosure: Lot 3, Block 23, OAK CREEK PARCEL 3, according to the plat thereof, recorded in Plat Book 113, Page(s) 112 through 130, inclusive, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO	
		PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770. DATED: June 30, 2026 By: /s/Jennifer Sinclair Jennifer Sinclair, Esquire Florida Bar No.: 29559 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 July 3, 10, 202626-02311H	
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-002708 Freedom Mortgage Corporation 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 Marta Escobar a/k/a Marta D. Escobar, Deceased; Marco Antonio Escobar a/k/a Marco A. Escobar; Robert Alexander Escobar a/k/a Robert A. Escobar; Sarah Julia Escobar; United States of America on behalf of the Secretary of Housing and Urban Development; United States of America, Department of the		Treasury-Internal Revenue Service; Clerk of the Court, Hillsborough County, Florida 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 Marta Escobar a/k/a Marta D. Escobar, Deceased Last Known Address: Unknown TO: Robert Alexander Escobar a/k/a Robert A. Escobar and Sarah Julia Escobar Last Known Address: 6918 Seton Lane, Tampa, FL 33634 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: A PARCEL OF LAND BEING IN A PORTION OF LOT 36, BLOCK 26 AND A PART OF A RIGHT-OF-WAY FOR STREET AND DRAINAGE PURPOSES,	
		NOW CLOSED, AS SHOWN ON THE PLAT OF TOWN 'N' COUNTRY PARK, SECTION 9, UNIT NO. 6 AS RECORDED IN PLAT BOOK 44, PAGE 86, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHERLY-MOST CORNER OF SAID LOT 36, BLOCK 26, RUN THENCE NORTH 39 DEGREES 27 MINUTES 39 SECONDS WEST, 103.90 FEET ALONG THE SOUTHWEST BOUNDARY OF SAID LOT 36 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39 DEGREES 27 MINUTES 39 SECONDS WEST, 32.58 FEET ALONG SAID SOUTHWEST BOUNDARY; THENCE NORTH 32 DEGREES 52 MIN-	
FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 26-CA-001097 HANCOCK WHITNEY BANK, a Mississippi chartered bank, Plaintiff, vs. JOSHUA MATTHEW KASSOF; UNKNOWN SPOUSE OF JOSHUA MATTHEW KASSOF; UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 1, and UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 2 Defendants. TO: JOSHUA MATTHEW KASSOF (last known address: 2907 N 26th St., Tampa FL 33605) YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Seminole County, Florida: Lot 2, OWNHOME SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 25, Page 79, of the Public Records of Hillsborough County, Florida. AND The East 20.5 feet of Lot 9, Block 4, CORRECTED MAP		OF GREENVILLE ALSO MAP OF WATCH-HILL, according to the Plat thereof recorded in Plat Book 3, Page 50, of the Public Records of Hillsborough County, Florida. AND Lot 9, Less the East 20.5 feet thereof, Block 4, CORRECTED MAP OF GREENVILLE ALSO MAP OF WATCH-HILL, according to the Plat thereof recorded in Plat Book 3, Page 50, of the Public Records of Hillsborough County, Florida. has been filed against you in the Circuit Court of the 13th Judicial Circuit, in and for Hillsborough County, Florida (HANCOCK WHITNEY BANK v. JOSHUA MATTHEW KASSOF et al.; Case No. 26-CA-001097). You are required to serve a copy of your written defenses, if any, to the action on the plaintiff's attorney, whose name and address is: Christopher M. Hamilton, Esq., MESTDAGH WALL & HAMILTON, PA, 280 W. Canton Ave., Ste. 110, Winter Park, Florida 32789, on or before the day that is 30 days after the first appearance of this notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in	
		the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED on June 29, 2026. VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Christopher M. Hamilton, Esq., MESTDAGH WALL & HAMILTON, PA, 280 W. Canton Ave., Ste. 110, Winter Park, Florida 32789 July 3, 10, 202626-02327H	
FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-003937 PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC., Plaintiff, vs. ISAAC JAMES, JR., et al., Defendant. TO: Isaac James, Jr. 6954 Towne Lake Road Riverview, FL 33578 YOU ARE NOTIFIED that an action to foreclose a lien against the following property in Hillsborough County, Florida: Lot 2, Block 20 of OAK CREEK PARCEL 3, according to the Plat thereof as recorded in Plat Book 113, Page(s) 112-130, 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, CARLOS ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, with-in thirty (30) days after the first publication of this notice, 07/30/2026, 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 for Lien Foreclosure and Monetary Damages. 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: JUN 24 2026 Victor D. Crist CLERK OF THE COURT (SEAL) By: Patricia Corbin Deputy Clerk CARLOS ARIAS, ESQUIRE, Plaintiff's Attorney, ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789 July 3, 10, 202626-02280H	
		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 7/30/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on 6/24/2026. Victor D. Crist As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F00499 July 3, 10, 202626-02306H	

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-005754 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN HOLDINGS TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, v. JAMIE S. ROBBINS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA F. ROBBINS, DECEASED; THE ESTATE OF SAMUEL H. ROBBINS, SR., DECEASED; JAMIE S. ROBBINS, INDIVIDUALLY; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT I; UNKNOWN TENANT II; AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Summary Judgment dated February 26, 2026, and entered in Case No. 24-CA-005754 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT		solely as owner trustee of the aspen holdings trust, a delaware statutory trust is plaintiff, and jamie s. robbins, as personal representative of the estate of donna f. robbins, deceased; the estate of samuel h. robbins, sr., deceased; jamie s. robbins, individually; united states of america, on behalf of the secretary of housing and urban development; hillsborough county, florida; and any unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouses claiming by, through and under any of the above-named defendants are defendants. victor crist, clerk of court as the clerk of the circuit court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 a.m. on august 4, 2026, after having first given notice as required by section 45.041 florida statutes, the following described property as set forth in said final judgment, to wit: THE SOUTH 158 FEET OF THE NORTH 198 FEET OF THE EAST 306 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS THE EAST 30 FEET FOR ROAD RIGHT-OF-WAY, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.	
		address: 9920 gallagher rd., dover, fl 33527 and all fixtures and personal property located therein or thereon, which are included as security in plaintiff's mortgage. 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, attention: ada coordinator, 800 e. twiggs street, tampa, fl 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. DATED June 30, 2026. /s/ Sean K. Mills Sean K. Mills, Esq. MBK Chapman PC 3208 E. Colonial Drive, Suite 323 Orlando, FL 32803 Phone: (561) 320-6156 Fax: (561) 320-6256 Florida Bar No.: 59342 Email: smills@mbkchapman.com July 3, 10, 202626-02331H	
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-003874 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. JOHNSON, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2026, and entered in 25-CA-003874 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 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. JOHNSON, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,		GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WENDY TROMBETTI, DECEASED; DUKE TROMBETTI; CATHERINE TROMBETTI; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT WILLIAM PARSONS II, DECEASED; NANCY PARSONS; RICHARD S. JOHNSON; SHERRI JOHNSON-EXUM A/K/A SHERRI EXUM; LISA JOHNSON-AMATO A/K/A LISA AMATO; ROBERT WILLIAM PARSONS III; JENNIFER ROSE PARSONS; MIDLAND FUNDING LLC; CAPITAL ONE NATIONAL ASSOCIATION F/K/A CAPITAL ONE BANK (USA) N.A. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 30, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 6, OAKMONT MANOR UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 406 DEWOLF RD, BRANDON, FL 33511 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. Dated this 25 day of June, 2026. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 25-271476 - NaP July 3, 10, 202626-02332H	



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

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

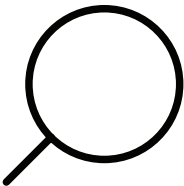


Citizens continue to learn about vital civic matters from newspaper notices.

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

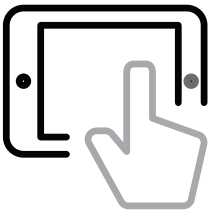
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ESTATE / SALES / PUBLIC NOTICES ---

SECOND 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 Mis.; 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, 202626-02204H

SECOND INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 9811 Progress Blvd. River-view, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 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, bags, 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, 202626-02191H

SECOND 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; OAKI 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 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 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, 202626-02245H

Q&A

Who benefits from legal notices?

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

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

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

To publish your legal notice email:

legal@businessobserverfl.com

LV18237 V6

SECOND 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, 202626-02194H

SECOND INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 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.

SECOND 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 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, Bags, 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, 202626-02193H

SECOND 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
Total	2244			\$2,574,204.29*

*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-

SECOND 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 - Damiyán Bush

3035 - Damiyán Bush

3180 - Elijah Quinones

C107 - Maurice Allen

1074 - Jessica Renee Jensen

1135 - Jeannette Rosado

3020 - Vernessa Howard

2142 - Kelvin Sampson

June 26; July 3, 202626-02224H

SECOND 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, 202626-02205H

utes, is met. Noté, 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.

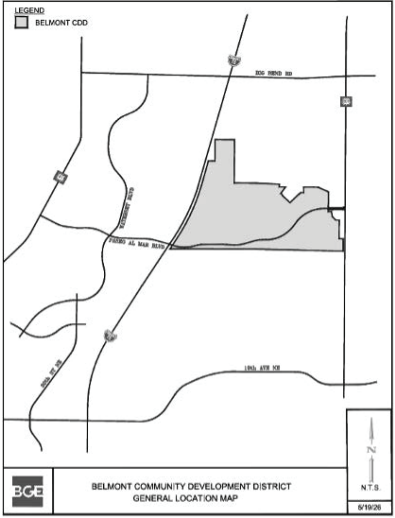
Additional Provisions

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.belmontcdd.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



ESTATE / ACTIONS

SECOND 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

SECOND 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

SECOND 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. 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:
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

SECOND INSERTION

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

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA,
IN AND FOR HILLSBOROUGH
COUNTY, CIVIL DIVISION
CASE NO.: 26-CA-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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED ON JUN 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

SECOND 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. 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 27 day of May, 2026.

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

Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
June 26; July 3, 2026 26-02202H

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-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.

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 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

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. 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 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

SECOND 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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

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

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

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

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-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; Joevonna Latisha King
a/k/a Joevonna Litisia King a/k/a
Joevonna L. King a/k/a Joevonna L.
King-Berry; M.E.B., a minor child
in the care of his mother and natural
guardian, Joevonna Latisha King
a/k/a Joevonna Litisia King a/k/a
Joevonna L. King a/k/a Joevonna 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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

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

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

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

--- ESTATE ---

SECOND 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 decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

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

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

The case number and decedent's name are: 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

SECOND 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 decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

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

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

The case number and decedent's name are: 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

SECOND 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

SECOND 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 DAVIER ALVAREZ TEJEDA Deceased.

The administration of the estate of Davier 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
Cuello 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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
Attorney for Personal Representative: MICHAEL D. MILLER,
Attorney
Florida Bar Number: 396540
GUNSTER, YOAKLEY & STEWART
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
E-Mail: mdmiller@gunster.com
Secondary E-Mail: jdurant@gunster.com
Secondary E-Mail: eservice@gunster.com
June 26; July 3, 2026 26-02213H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26CP-1049
IN RE: ESTATE OF DONALD EUGENE CULPEPPER, Deceased.

The administration of the Estate of DONALD EEUGENE CULPEPPER, Deceased, whose date of death was December 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 N. Michigan Avenue, Plant City, Florida 33563. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative: SHIRLEY ANN CULPEPPER
4612 Roebuck Road
Plant City, Florida 33567
Attorney for Personal Representative: JOHN J. LANCASTER, L.L.M.,
Attorney
Florida Bar Number: 0947024
CLARK CAMPBELL LANCASTER WORKMAN & AIRTH, PA
500 South Florida Avenue, Suite 800
Lakeland, Florida 33801
Telephone: 863-647-5337
Facsimile: 863-647-5012
E-Mail: jlancaster@clarkcampbell-law.com
Secondary E-Mail: hengle@clarkcampbell-law.com
June 26; July 3, 2026 26-02227H

ACTIONS / SALES ---

SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 29-2024-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 Hillsborough 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, ACCORDING 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 notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated: June 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

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. 19-CA-011832 CROSSCOUNTY MORTGAGE INC, Plaintiff, vs. RICHARD JOSEPH JORDAN, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant 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 County, Florida, wherein CROSSCOUNTY MORTGAGE INC is the Plaintiff and RICHARD JOSEPH JORDAN; River Bend Of Hillsborough County Homeowners Association, Inc.; Unknown Tenant whose name is fictitious for parties in possession are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 26th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 24, BLOCK 11, RIVER BEND PHASE 3A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK, 106, PAGE 101, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 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

SECOND INSERTION
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 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 GIVEN 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 Certificates, Series 2007-OPT2, is Plaintiff 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 Carrie Easley; Buckhorn Preserve Homeowners Association, Inc., are Defendants, the Office of the Clerk of Victor D. Crist, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 10th day of August, 2026, the following described property as set forth in said Final Judgment, to

wit:

LOT 5, BLOCK 1, BUCKHORN PRESERVE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

Dated: 6/22/2026

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

SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-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 Plaintiff entered in this cause on March 11, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: THE WEST 2 FEET OF LOT 13, ALL OF LOT 14 AND THE EAST 3 FEET OF LOT 15, BLOCK 24, GANDY GARDENS 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 95, PUBLIC RECORDS OF HILLSBOROUGH 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 Hillsborough 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 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 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

FIFTH INSERTION
JDF 1414 Court Summons - APR / Custody Case Citatorio de comparecencia referente a la causa de asignacion de las obligaciones de los padres y custodia Fourth Judicial District El Paso County Judicial Complex 270 S. Tejon St. Colorado Springs, CO 80903 Case Details: Detalles de la causa: Number: 26DR382 Parties to the Case: Partes de la causa: Petitioner: Edith Guadalupe Diaz Demandante: & y Respondent: Elnar Perez-Velazquez Demandado: 1. Family Case Causa del tribunal de lo familiar You (the Respondent) are now a part of a court case to resolve a family legal matter. Along with this summons, you will get a document called a Petition. The Petition will let you know more about the case and what the Petitioner wants the Court to do. Usted (el demandado) ahora es parte de una causa judicial para resolver un asunto legal del tribunal de lo familiar. Anexo a este citatorio de comparecencia, recibirá un documento llamado demanda. Mediante este documento tendrá más información respecto a la causa y lo que el demandante desea que haga el juez. 2. Your Next Steps Siguientes pasos You must file a written response to that Petition. Debe presentar una contestacion por

escrito ante dicha demanda.

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

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

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

Los formularios y recursos se encuentran en línea en: www.courts.state.co.us/Forms/ family

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

La contestacion debe presentarse en un plazo de 21 días a partir de la recepción de este citatorio.

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

Importante: Ese plazo se amplía a 35 días si la notificación se realiza fuera de Colorado o si la causa se notifica mediante publicación.

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

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

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

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

So Summoned

Así se ordena

Court Clerk Secretario judicial

2/20/26

Dated, Fecha

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

26-02005H

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. 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 pursuant 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 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and TYRONE MAURICE WALKER; SOPHIA KAMESA 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, at 10:00 AM, on July 16, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 2, IN BLOCK 19, OF CYPRESS MILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 15621 DEMORY 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, 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
19-375471 - MiM
June 26; July 3, 2026 26-02256H

THIRD 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 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, 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

SECOND 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 Hillsborough 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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48,

PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 601 WIGGINS COURT, PLANT CITY, FL 33566; 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 August 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 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 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

SALES / ACTIONS ---

SECOND INSERTION		SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-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 THERE- OF AS RECORDED IN PLAT BOOK 14, PAGE 14, OF THE PUBLIC RECORDS OF HILL- SBOROUGH COUNTY, FLOR- IDA. 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, Hillsbor- ough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-008774 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT 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 AC-CREDIT 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, 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 HILLSBOR- OUGH COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as un-claimed. If you fail to file a timely claim you will not be entitled to any remain- ing 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 dis-ability who needs an accommodation in order to participate in a court proceed- ing 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 an- other 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 indi- vidual with a disability, this docu- ment will be made available in an alternate format. If you need assis- tance 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. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51550 June 26; July 3, 2026 26-02210H

SECOND INSERTION		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,	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	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	

SECOND 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, Glnbsonton, 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

THIRD INSERTION		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	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 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. 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	

SECOND 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 I A/K/A ARDIANA RIZAH I; 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.	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