Public Notices

Business Observer

HILLSBOROUGH PAGES 17-40

PASCO PAGES 41-60

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 7/28/26 at 2:30 PM. Contents include personal property along with the described belongings3 to those individuals listed below.

Unit - X21 Steve Bowman Bayliner Boat: Vin - BL4B97CSL990

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.

July 10, 17, 2026 26-02352H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 7/28/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

D188	Hall, Shanna	Boxes, totes, electronics, kitchenware, furniture, lamps, outdoors, toys
C044	Perez, Brandy	Bedding, boxes, bags, totes, clothing, electronics, furniture, sports
D133	Kane, Eric	Computers, electronics, furniture
A063	Wilson, Tatiyana	Boxes, toys
A081	Klepper, Christian	Household items
A282A	Stroud, Valerie	Boxes, bags, totes, clothing, dishes, kitchenware, furniture, sports
A351	Carrigan, Cameron	Artwork, boxes, bags, totes, clothing, furniture
D150	Hippard, Michael	Appliances, boxes, totes, electronics, kitchenware, furniture, tools
B123	Girald-Gomez, Hector	Appliances
B169	Nelson, Bryan	Bags, totes, clothing
B193	Martinez, Alex	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.

July 10, 17, 2026 26-02353H

FIRST INSERTION

REQUEST FOR PROPOSAL

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of the intention to receive proposals for stadium seating replacement at Raymond James Stadium.

RFP #25-13

Stadium Seating Replacement, Raymond James Stadium

MANDATORY PRE-PROPOSAL MEETING

Thursday, July 16, 2026 at 10am

(Entrance B/C off Himes Avenue - Raymond James Stadium – East Club)

This meeting will be in-person and hosted online via MS Teams

RFP DUE DATE

Tuesday, July 28, 2026 not later than 10am

RFP packages will be available for distribution on Thursday, July 2, 2026. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 24th Day of June 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

July 10, 2026 26-02354H

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. 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.parkeastcdd.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 10, 2026 26-02356H

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE VISTA DIROMA COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Vista DiRoma Community Development District on Wednesday, August 12, 2026, at 1:00 p.m. at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

In accordance with Chapter 190, Florida Statutes, the Vista DiRoma Community Development District (the "District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer Hillsborough Edition on July 3, 2026.

The Rules of Procedure 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 and 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 the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: August 12, 2026
TIME: 1:00 p.m.
PLACE: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and received within twenty-one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days 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.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, via email at Deborah.Wallace@inframark.com or by calling (727) 403-6194.

Vista DiRoma Community Development District
Deborah Wallace, District Manager

July 10, 2026 26-02355H

FIRST INSERTION

Notice of Special Meeting of The Hammocks Community Development District

The Board of Supervisors of The Hammocks Community Development District (the **"District"**) held a special meeting on Thursday, July 30, 2026, at 8:00 a.m. at the Brentwood Clubhouse, located at 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647 to meet the district management firms.

The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. There may be occasions when one or more Supervisors may participate by 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.

Kristee Cole & Lee Graffius, District Managers

July 10, 2026 26-02365H

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 3Bs Workshop located at 1291 Four Seasons Blvd in the City of Tampa, Hillsborough, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2026

Selene Andrea Quintero Satizabal & Claudia Ximena Satizabal Ortiz

July 10, 2026 26-02349H

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 House of Lascaris located at 708 Islebay Dr, in the County of Hillsborough, in the City of Apollo Beach, Florida 33572 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Apollo Beach, Florida, this 04 day of 07, 2026.

BANYAN BEACH LLC

July 10, 2026 26-02397H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the North Park Isle Community Development District (the **"District"**) will hold a public hearing and a regular meeting 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. 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.northparkislecdd.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 10, 2026 26-02357H

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. 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.kbarranchiiicdd.org at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email 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 10, 2026 26-02358H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 08/04/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: TAMPA SERVICE CENTER LLC. 1C4RDHDG2EC560285 2014 DODG DURANGO 7213.75/ TEL:813-697-1791 MV#: MV114537 LOCATION: 1317 E HILLSBOROUGH AVE, TAMPA, FL 33604/

NAME: CACHIMBA BODYSHOP LLC 1HGCV1F39MA011098 2021 HONDA ACCORD 8565.30/ TEL:813-697-1791 MV#: MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614/

NAME: TAMPA TRUCK PROS LLC 2HGFE2F55RH594895 2024 HOND CIVIC 14116.75/ TEL:813-697-1791 MV#: MV113977 LOCATION: 6901 E BROADWAY AVE, TAMPA, FL 33619/

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 10, 2026 26-02409H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to § 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Levi at River City located at 4890 W Kennedy Blvd., Ste. 900, in the County of Hillsborough in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Palm Beach, Florida, this 2nd day of July, 2026.

Levi at River City LLC

July 10, 2026 26-02399H

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 STRATEGY AA INSURANCE AGENCY located at 1707 S Hubert Ave, in the County of Hillsborough, in the City of Tampa, Florida 33629 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 01st day of July, 2026.

STRATEGY AA LLC

July 10, 2026 26-02348H

--- PUBLIC NOTICES ---

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 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. 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.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 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 10, 2026 26-02359H

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 is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://www.sherwoodmanorcdd.com/ at least two days before the meeting or may be obtained by contacting the District Manager's office via email at Angel.Montagna@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 10, 2026 26-02360H

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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://www.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 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 10, 2026 26-02361H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Berry Bay III Community Development District (the **"District"**) will hold a public hearing and regular meeting 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 regular 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 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 regular 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 regular 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 10, 17, 2026 26-02366H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Shell Point Community Development District (the **"District"**) will hold a public hearing and a meeting Tuesday, **August 11, 2026, at 6:00 p.m.** at the Shell Point Clubhouse located at 1155 7th Ave NW, Ruskin, Florida 33570.

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.shellpointcdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at kristee.cole@inframark.com or via phone at (813) 873-7300.

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

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

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

Kristee Cole, District Manager
July 10, 17, 2026 26-02367H

FIRST INSERTION

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (**"Board"**) of the Westchase Community Development District (**"District"**) will hold a public hearing on **August 4, 2026, at 4:00 p.m. at the Westchase Swim and Tennis Center, 10405 Countryway Boulevard, Tampa, FL 33626** for the purpose of hearing comments and objections on the adoption of the proposed budget (**"Proposed Budget"**) of the District for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2027"**). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, Ph: 813-565-4663 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.westchasecdd.com

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

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

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.

Waterset Central Community Development District
District Manager
July 10, 2026 26-02364H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the DG Farms Community Development District (the **"District"**) will hold a public hearing and a meeting Monday, August 10, 2026, at 6:00 p.m. at the Holiday Inn Express & Suites located at 226 Teco Road, Ruskin, Florida 33701.

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.dgfarmscdd.org/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at andy@hikai.com or via phone at 813-404-3507.

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.

Land Use	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
40'	263	0.90	$1,468.70
50'	282	1.00	$1,631.89
60'	69	1.20	$1,958.27
70'	36	1.40	$2,284.65

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

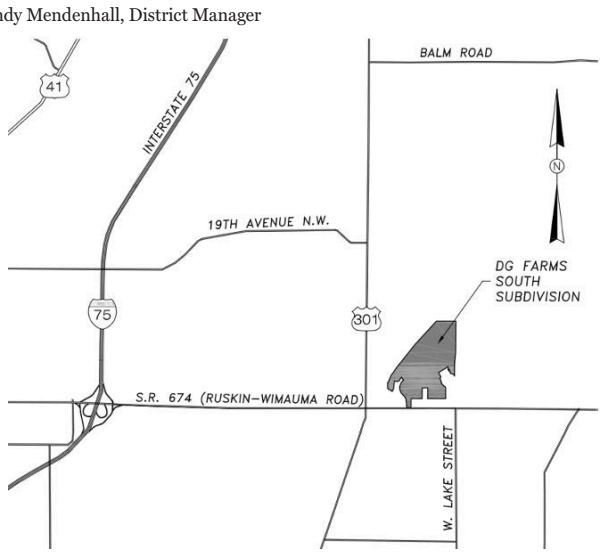
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Andy Mendenhall, District Manager



July 10, 2026 26-02420H

FIRST INSERTION

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: August 10, 2026
TIME: 6:30 PM
LOCATION: Vista Palms Clubhouse
5019 Grist Mill Court
Wimauma, Florida 33598

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, 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.hiddencreekcdd.org.

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

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

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

Amanda Ferguson, District Manager
July 10, 2026 26-02368H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

In accordance with Chapters 120 and 190, Florida Statutes, the Waterset South Community Development District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the **"Proposed Rules"**). The rule number for the Proposed Rules of the District is 26-01. Prior notice of rule development relative to the Proposed Rules was published in the Business Observer, on July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) of the District on **August 13, 2026, at 10:00 a.m.** at 2700 South Falkenburg Road, #2745, Riverview, Florida 33578 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

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

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

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571 or sdeluna@rizzetta.com (the **"District Manager's Office"**).

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

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

Stephanie DeLuna
Waterset South Community Development District
July 10, 2026 26-02362H

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 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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://belmondreservecdd.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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Samantha Zanoni, District Manager
July 10, 2026 26-02369H

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 CrossPointe Family Church located at 919 Debuel Road in the City of Lutz, Hillsborough, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of July, 2026
CrossPointe Family Church
CrossPointe Family
July 10, 2026 26-02424H

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 Hair Delicious located at 8455 boardwalk Trail Drive, 203 in the City of Temple Terrace, Hillsborough, FL 33637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of July, 2026
Prudence Morgan Fields
Prudence Morgan Fields
July 10, 2026 26-02404H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that LondonHouse LLC, desiring to engage in business under the fictitious name "London House Group", located at 110 Lithia Pinecrest Rd, Suite C PMB 1113, Brandon, Hillsborough County, Florida 33511, intends to register said name with the Florida Department of State pursuant to Section 865.09, Florida Statutes.
July 10, 2026 26-02403H

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Waterset Central Community Development District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the **"Proposed Rule"**). The Proposed Rule number is 26-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) District on August 12, 2026, at 10:00 a.m., at the Waterset Club, 7281 Paradiso Drive, Apollo Beach, Florida 33572, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Phone (813) 533-2950, sdeluna@rizzetta.com (the **"District Manager's Office"**).

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

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

Stephanie DeLuna, District Manager
Waterset Central Community Development District
July 10, 2026 26-02363H

FIRST INSERTION

NOTICE OF RESCHEDULED MEETING OF THE
BOARD OF SUPERVISORS OF
RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (the **"Board"**) of the Reserve at Pradera Community Development District (the **"District"**) has rescheduled the monthly Board of Supervisors' meeting currently scheduled for **Thursday, July 23, 2026, at 6:00 p.m. to Thursday, July 23, 2026, to be held at 10:00 a.m. at the offices of Rizzetta & Company, 2700 South Falkenburg Road Suite 2745, Riverview, Florida 33578.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Drive, Suite 2745, Riverview, Florida 33578; Phone: (813) 533-2950 (the **"District Manager's Office"**).

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

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

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

Reserve at Pradera Community Development District
Rizzetta & Company, Inc.
(813) 533-2950
July 10, 2026 26-02370H

FIRST INSERTION

Notice of Rescheduled Meeting
Parkway Center Community Development District

The regular meeting of the Board of Supervisors of the Parkway Center Community Development District (**"District"**) **scheduled for Wednesday, July 22, 2026, at 6:30 p.m. has been cancelled and rescheduled to Friday, July 17, 2026, at 3:00 p.m. at the Parkway Center CDD Clubhouse, 7461 S Falkenburg Road, Riverview, Florida, 33578.**

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting without further publication of notice. There may be occasions when Supervisors or staff will participate by communication media technology.

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

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

Alba Sanchez, District Manager
July 10, 2026 26-02419H

FIRST INSERTION

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearing and Regular Meeting

The Board of Supervisors for the La Collina Community Development District (**"District"**) will hold the following public hearing and a regular meeting:

PUBLIC HEARING AND REGULAR MEETING
DATE: Monday, August 3, 2026
TIME: 6:00 p.m.
LOCATION: Bloomingdale Regional Library
1906 Bloomingdale Avenue
Valrico, Florida 33596

The purpose of the 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 public hearing is being conducted pursuant to Chapter 190, Florida Statutes. At the conclusion of the public hearing, the Board will, by resolution, adopt a budget to fund the operations and maintenance budget as finally approved by the Board.

The District previously adopted annual operations and maintenance assessments for all of the land within the District, pursuant to Section 197.3632(4), Florida Statutes. The lien amount serves as the "maximum rate" authorized by law for operations and maintenance special assessments on the land, and no assessment 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.

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

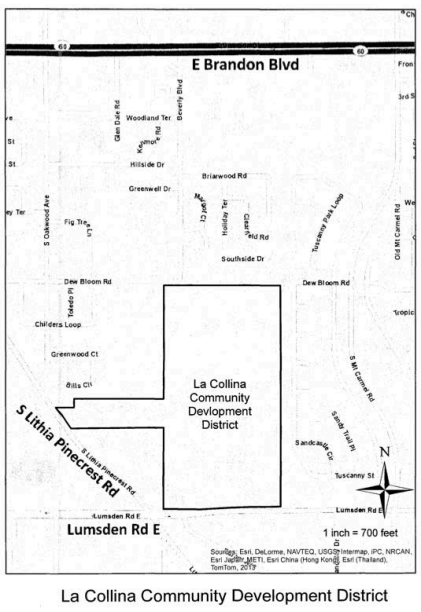
Miscellaneous Provisions

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. A copy of the proposed budget, and the agenda for the hearing and meeting may be obtained at the offices of the District Manager, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Ph: 813-873-7300, during normal business hours. The public hearing and meeting 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.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-873-7300 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 hearing 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 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



La Collina Community Development District

July 10, 17, 2026 26-02381H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Cypress Mill Community Development District (the **"District"**) will hold a public hearing and a meeting Thursday, August 13, 2026, at 9:30 a.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.cypressmillcdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at alba.sanchez@inframark.com or via phone at 813-873-7300.

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

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

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

Alba Sanchez, District Manager
July 10, 17, 2026 26-02374H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Lynwood Community Development District (the **"District"**) will hold a public hearing and a meeting on **Friday, August 14, 2026, at 11:00 a.m.** at the Office of Rizzetta & Company Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting at www.lynwoodcdd.org, or may be obtained by contacting the District Manager's office via email at rwelborn@rizzetta.com or via phone at (813) 533-2950.

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

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

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

Rachel Welborn, District Manager
July 10, 17, 2026 26-02372H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Touchstone Community Development District (the **"District"**) will hold a public hearing and a meeting Tuesday, August 11, 2026, at 8:00 a.m. at the Touchstone Clubhouse located at 4205 Wild Senna Boulevard, Tampa, Florida 33619.

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.touchstonecdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at alba.sanchez@inframark.com or via phone at 813-873-7300.

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

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

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

Alba Sanchez, District Manager
July 10, 17, 2026 26-02371H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Diamond Hill Community Development District (the **"District"**) will hold a public hearing and a Wednesday, August 19, 2026, at 2:00 p.m. at the Diamond Hill Community Center located at 2902 Copper Height Ct, Valrico, Florida 33594.

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

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

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

Samantha Zanoni, District Manager
July 10, 17, 2026 26-02373H

FIRST INSERTION

VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: July 29, 2026
TIME: 11:30 a.m.
LOCATION: D.R. Horton North Tampa Division Office
3501 Riga Blvd., Suite 100
Tampa, Florida 33619

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

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

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

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

District Manager
July 10, 17, 2026 26-02393H

FIRST INSERTION

WATERSET CENTRAL 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 Waterset Central Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE: August 12, 2026
TIME: 10:00 a.m.
LOCATION: Waterset Club
7281 Paradiso Drive, Apollo Beach, FL 33572

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 or Acres	EAU/ERU Factor		Proposed Annual O&M Assessment*
		Equalized Expenses	Stratified Expenses	
Single Family 40'	150	1.00	0.80	$2,146.27
Single Family 50'	331	1.00	1.00	$2,165.69
Single Family 60'	270	1.00	1.20	$2,185.11
Single Family 70'	84	1.00	1.40	$2,204.53
Townhome	112	1.00	0.44	$2,111.31
Villa	120	1.00	0.78	$2,144.32

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

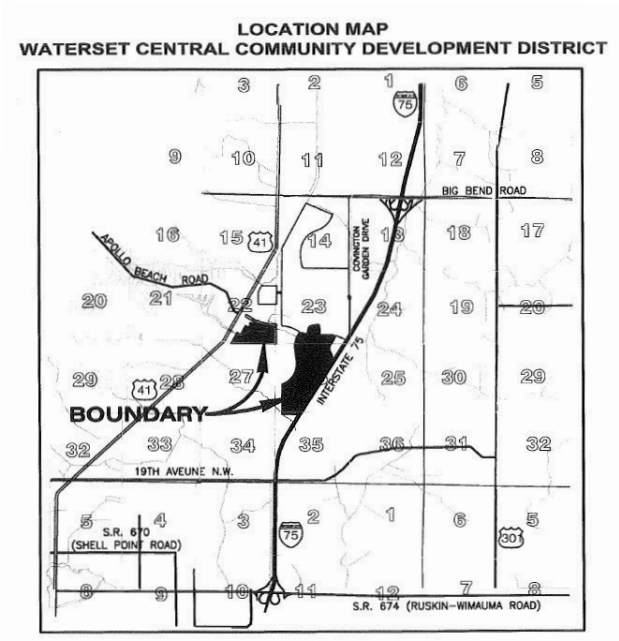
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Ph: (813) 533-2950 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://watersetcentralcdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



July 10, 2026 26-02375H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002194
IN RE: ESTATE OF
ALLAN BRADLEY MORA,
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 ALLAN BRADLEY MORA, deceased, File No. 2026-CP-002194; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601; that the Decedent's date of death was March 7, 2026; that the total value of the estate is exempt tangible personal property and exempt homestead real property and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries:	Address
KAREN M. WOOD	12704 Forest Hills Drive Tampa, FL 33612

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 date of first publication of this Notice is July 10, 2026.

Attorney for Person Giving Notice:
Christopher H. Norman
Attorney for Petitioners
Email: cnorman@hnh-law.com
Secondary Email:: jnapoli@hnh-law.com
Florida Bar No. 821462
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659

Person Giving Notice:
KAREN M. WOOD
12704 Forest Hills Drive
Tampa, FL 33612

July 10, 17, 2026 26-02344H

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 Colombia Roots located at 5616 Samter Court in the City of Tampa, Hillsborough, FL 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of July, 2026
Nuvia Bayona
July 10, 2026 26-02442H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tampa Bay Gig Rentals located at 400 North Ashley Drive Suite 2600 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of July, 2026
Antonio V Baker
July 10, 2026 26-02429H

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 Indiva Cannabis located at 6135 W Sitka St in the City of Tampa, Hillsborough, FL 33633 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of July, 2026
Red White & Bloom Florida, Inc
Donna Burkett
July 10, 2026 26-02402H

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 House of Lascaris located at 708 Islebay Dr, in the County of Hillsborough, in the City of Apollo Beach, Florida 33572 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Apollo Beach, Florida, this 04 day of 07, 2026.
BANYAN BEACH LLC
July 10, 2026 26-02398H

--- PUBLIC NOTICES ---

FIRST INSERTION

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings and Regular Meeting

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

DATE: August 11, 2026
TIME: 6:00 p.m.
LOCATION:F Rizzetta & Company, Inc.
2700 South Falkenburg Road
Suite 2745
Riverview, Florida 33578

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	EAU Factor		Current Unit Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 – September 30, 2027)*			Change in Annual Dollar Amount
		Equalized	Stratified	Total	Equalized	Stratified	Total	Total
Single Family 55´	204	1.00	1.00	$2,506.92	$2,067.91	$611.96	$2,679.87	$172.95
Single Family 65´	154	1.00	1.18	$2,611.19	$2,067.91	$723.23	$2,791.14	$179.95
Commercial	14	1.00	0.85	$2,049.79	$1,696.80	$520.17	$2,216.97	$167.18

* Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County (**"County"**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

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

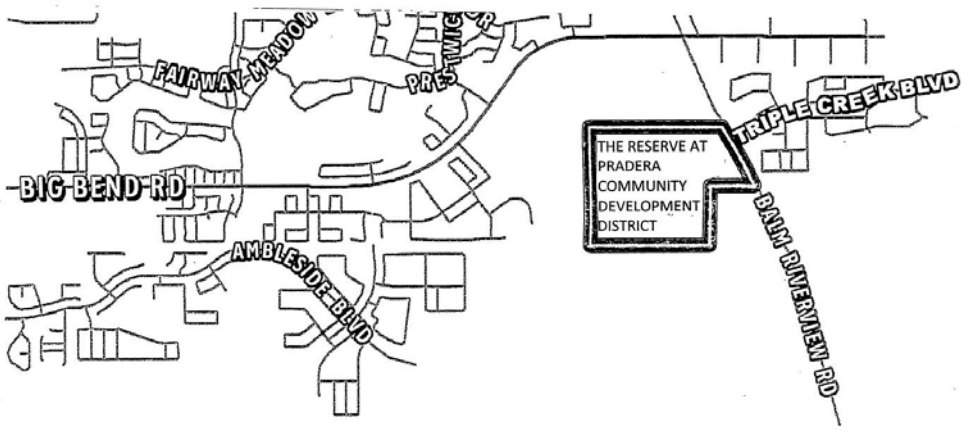
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (**"District Manager's Office"**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Reserve at Pradera Community Development District
District Manager



July 10, 17, 2026 26-02376H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Berry Bay II 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 regular 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.berrybay2cdd.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

Product	Units	General Fund FY 2027	General Fund FY 2026	General Fund Dollar Change	Debt Service FY 2027	Debt Service FY 2026	Total Assessments per Unit FY 2027	Total Assessments per Unit FY 2026	Total Assessments per Unit Dollar Change	Total Assessments per Unit Percent Change
SF 50'	340	$730.37	$730.37	$0.00	$1,861.70	$1,861.70	$2,592.07	$2,592.07	$0.00	0%
SF 60'	104	$876.44	$876.44	$0.00	$2,234.04	$2,234.04	$3,110.48	$3,110.48	$0.00	0%
	444									

Assessment Area Two

Product	Units	General Fund FY 2027	General Fund FY 2026	General Fund Dollar Change	Debt Service FY 2027	Debt Service FY 2026	Total Assessments per Unit FY 2027	Total Assessments per Unit FY 2026	Total Assessments per Unit Dollar Change	Total Assessments per Unit Percent Change
Multi- Family	181	$438.22	$438.22	$0.00	$0.00	$0.00	$438.22	$438.22	$0.00	0%
Townhomes	189	$438.22	$438.22	$0.00	$0.00	$0.00	$438.22	$438.22	$0.00	0%
SF 40'	465	$584.29	$584.30	-$0.01	$0.00	$0.00	$584.29	$584.30	-$0.01	0%
SF 50'	36	$730.37	$730.37	$0.00	$0.00	$0.00	$730.37	$730.37	$0.00	0%
SF 60'	290	$876.44	$876.44	$0.00	$0.00	$0.00	$876.44	$876.44	$0.00	0%
	1161									

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 regular 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 regular 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 10, 2026 26-02377H

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V29

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Berry Bay 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 regular 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.berrybaycdd.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 ALLOCATION

Assessment Area One- Series 2021 Phases E, G, I, K, L, M

		O&M Assessment				Debt Service Series 2021				Total Assessments per Unit			Units
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	Dollar Change	FY 2027	FY 2026	Dollar Change	
SF 40'	144	$1,256.04	$1,106.25	$149.79	14%	$1,276.18	$1,276.18	0%	$0.00	$2,532.22	$2,382.43	$149.79	144
SF 50'	371	$1,570.05	$1,382.81	$187.24	14%	$1,595.23	$1,595.23	0%	$0.00	$3,165.28	$2,978.04	$187.24	371
SF 60'	148	$1,884.06	$1,659.37	$224.69	14%	$1,914.27	$1,914.27	0%	$0.00	$3,798.33	$3,573.64	$224.69	148
	663												663

Assessment Area Two- Series 2023 Villages D, F, F-2, I-2, J

		O&M Assessment				Debt Service Series 2023				Total Assessments per Unit			Units
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	Dollar Change	FY 2027	FY 2026	Dollar Change	
SF 40'	190	$1,256.04	$1,106.25	$149.79	14%	$1,382.51	$1,382.51	0%	$0.00	$2,638.55	$2,488.76	$149.79	190
SF 50'	83	$1,570.05	$1,382.81	$187.24	14%	$1,728.14	$1,728.14	0%	$0.00	$3,298.19	$3,110.95	$187.24	83
SF 60'	33	$1,884.06	$1,659.37	$224.69	14%	$2,073.77	$2,073.77	0%	$0.00	$3,957.83	$3,733.14	$224.69	33
	306												306

Assessment Area Three- Series 2024 Villages B, C

		O&M Assessment				Debt Service Series 2024				Total Assessments per Unit			Units
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	Dollar Change	FY 2027	FY 2026	Dollar Change	
SF 50'	63	$1,570.05	$1,382.81	$187.24	14%	$1,625.00	$1,625.00	0%	$0.00	$3,195.05	$3,007.81	$187.24	63
SF 60'	31	$1,884.06	$1,659.37	$224.69	14%	$1,950.00	$1,950.00	0%	$0.00	$3,834.06	$3,609.37	$224.69	31
	94												94

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.

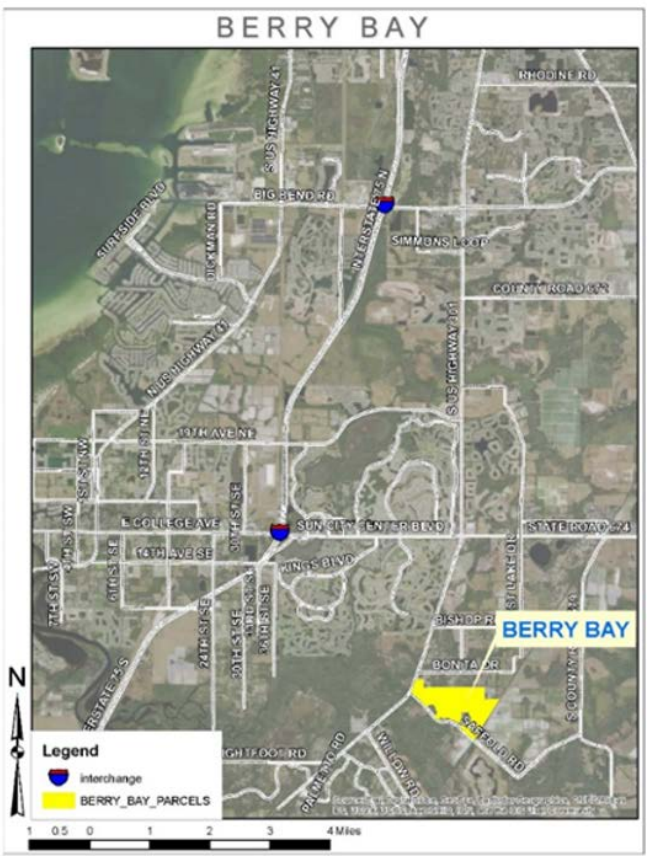
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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 regular 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 regular 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 10, 2026 26-02378H

FIRST INSERTION

SOUTH BAY 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 South Bay Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE: August 12, 2026
TIME: 1:00 p.m.
LOCATION: Little Harbor POA Clubhouse
611 Destiny Dr., Ruskin, FL 33570

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 or Acres	EAU/ERU Factor	Proposed O&M Assessment
Townhomes	154	0.75	$1,487.53
Hotel/Condominiums	94	0.19	$376.84
One Bedroom Harborside	120	0.50	$991.69
Multi Bedroom Harborside	38	0.75	$1,487.53
Antigua Cove Single Family	184	1.000	$1,983.38
Antigua Cove Townhomes	10	1.000	$1,983.38
Hotel/Condo (1 Bed)	6	0.50	$991.69
Hotel/Condo (2 Bed)	6	0.75	$1,487.53
Comm/Club Facility	22	1.5	$2,975.07
Comm/Club Facility	9	1.64	$3,252.74
Antigua Cove Marina	320	.25	$495.84
Harborside Marina	99	.25	$495.84
Townhomes (Lg)	66	1.00	$1,983.38
Large Condominiums	316	1.00	$1,983.38
SPE-TH (Parcel K)	28	1.00	$1,983.38
SPE-Condo (Parcel I)	20	1.00	$1,983.38
SPE-TH (Parcels N/P)	72	1.00	$1,983.38

*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 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.

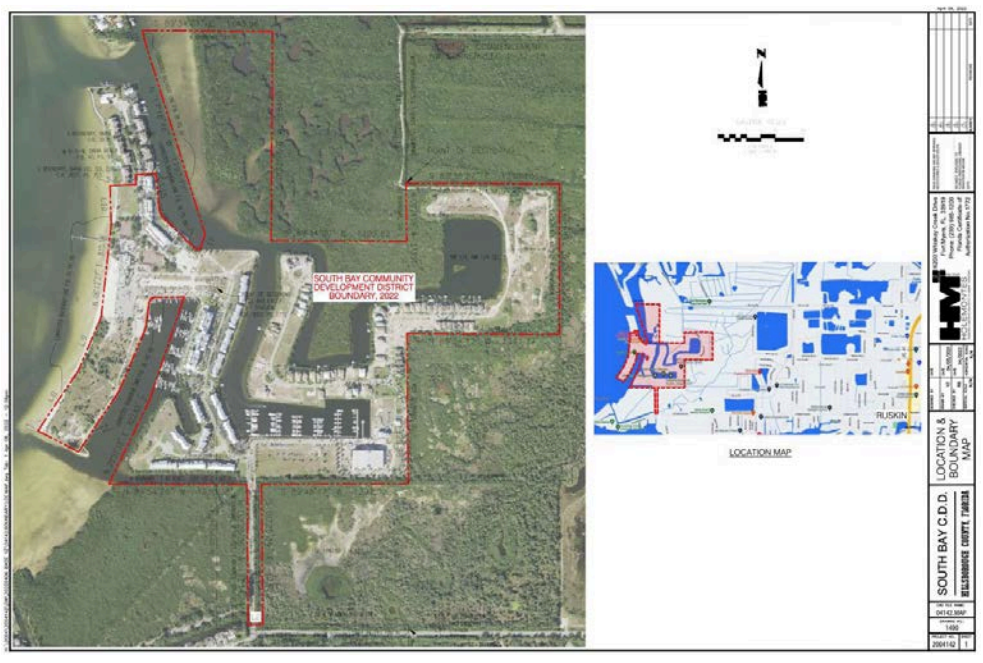
Additional Provisions

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, GMS Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844 Ext. 107 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://sbaycdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



July 10, 2026 26-02383H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Mirabella Community Development District (the **"District"**) will hold a public hearing and regular meeting on Thursday, August 6, 2026, at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Boulevard, Wimauma, Florida 33598.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget 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.mirabellacdd.com/ at least two (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 Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2013

		General Fund					Debt Service Series 2013			Total Assessments per Unit			
Product	Units	FY 2027	FY 2026	Dollar Change	Monthly Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
Single Family 50'	97	$2,533.76	$2,416.29	$117.48	$9.79	5%	$1,200.00	$1,200.00	0%	$3,733.76	$3,616.29	$117.48	3%
Single Family 55'	14	$2,787.14	$2,657.91	$129.23	$10.77	5%	$1,320.00	$1,320.00	0%	$4,107.14	$3,977.91	$129.23	3%
Single Family 60'	10	$3,040.52	$2,899.54	$140.97	$11.75	5%	$1,440.00	$1,440.00	0%	$4,480.52	$4,339.54	$140.97	3%
	121												

Assessment Area Two- Series 2015

		O&M Per Unit					Debt Service Series 2015			Total Assessments per Unit			
Product	Units	FY 2027	FY 2026	Dollar Change	Monthly Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
Single Family 50'	12	$2,533.76	$2,416.29	$117.48	$9.79	5%	$1,250.00	$1,250.00	0%	$3,783.76	$3,666.29	$117.48	3%
Single Family 55'	7	$2,787.14	$2,657.91	$129.23	$10.77	5%	$1,375.00	$1,375.00	0%	$4,162.14	$4,032.91	$129.23	3%
Daycare Center	1	$14,364.40	$13,698.39	$666.01	$55.50	5%	$0.00	$0.00	0%	$14,364.40	$13,698.39	$666.01	5%
	20												

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.

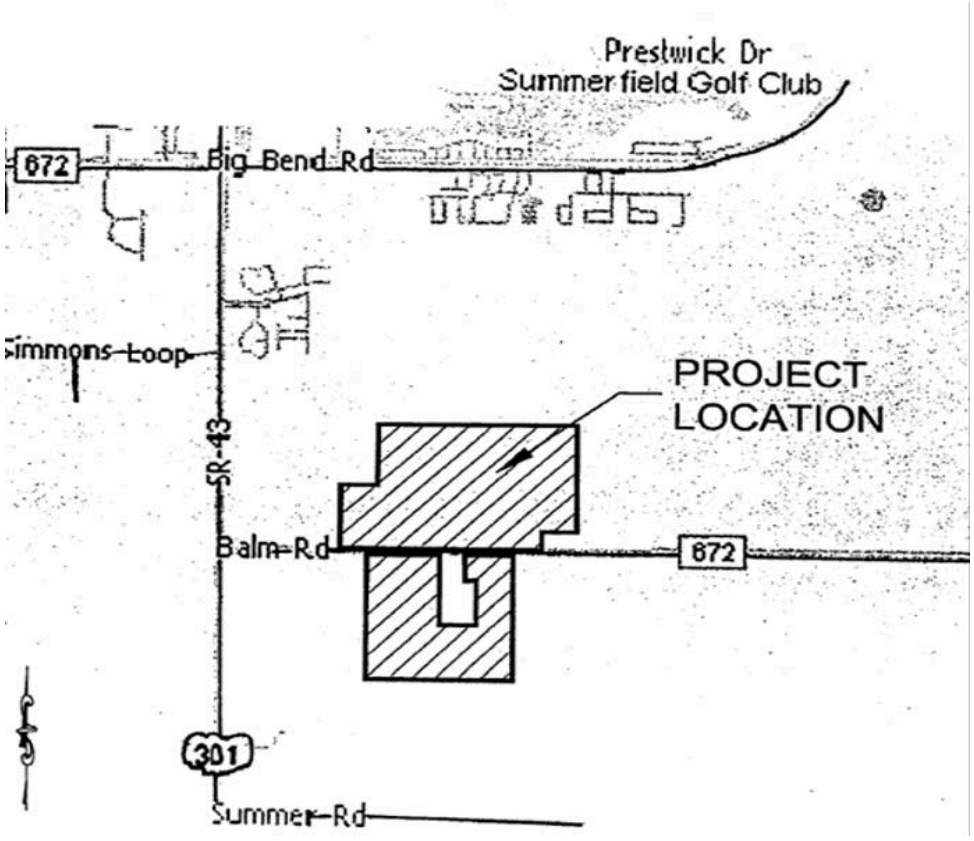
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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 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 10, 2026 26-02380H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Ventana Community Development District (the **"District"**) will hold a public hearing and a meeting on Wednesday, August 12, 2026, at 6:00 p.m. at the Ventana Clubhouse located at 11101 Ventana Groves Boulevard, Riverview, Florida 33578.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at https://www.ventanacdd.com/ at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at byoung@gms-tampa.com or via phone at 813-344-4844.

The 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.

Ventana
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Lot Size	Phase	O&M Lot Count	EAUs	DS Lot Counts	Annual Maintenance Assessments [1]			Annual Debt Assessments [1]			Total Assessed Per Unit [1]		
					FY 2027	FY2026	Increase/ (Decrease)	FY 2027	FY2026	Increase/ (Decrease)	FY 2027	FY2026	Increase/ (Decrease)
Single Family - 40'	AA1	211	1.00	211	$1,565.06	$1,209.15	$355.91	$1,251.06	$1,251.06	$0.00	$2,816.12	$2,460.21	$355.91
Single Family - 50'	AA1	281	1.25	281	$1,956.32	$1,511.44	$444.88	$1,563.83	$1,563.83	$0.00	$3,520.15	$3,075.27	$444.88
Single Family - 60'	AA1	229	1.50	229	$2,347.58	$1,813.73	$533.85	$1,876.60	$1,876.60	$0.00	$4,224.18	$3,690.33	$533.85
Total		**721**											
Single Family - 40'	AA2	72	1.00	72	$1,565.06	$1,209.15	$355.91	$1,443.47	$1,443.47	$0.00	$3,008.53	$2,652.62	$355.91
Total		**72**		**793**									

[1] Assessments include collection costs and discounts.

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.

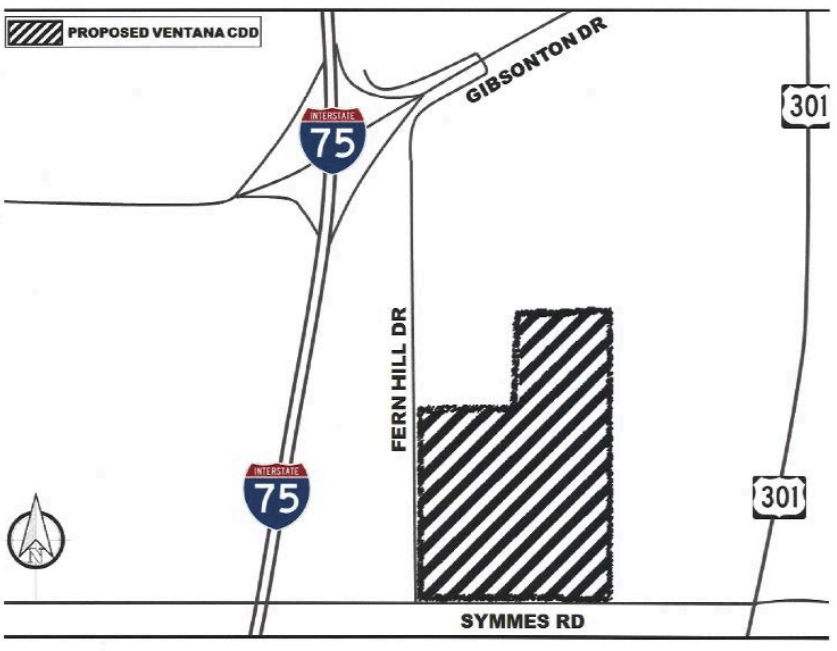
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.
record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Young, District Manager



July 10, 2026 26-02382H

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-0001115
Division A
IN RE: ESTATE OF KEVIN C. SNYDER SR
Deceased.

TO: JOHN SNYDER, 2246 COLLEGE A VENUE, TERRE HAUTE, IN 47803

YOU ARE NOTIFIED that a PETITION FOR SUMMARY ADMINISTRATION AND PETITION TO DETERMINE HOMESTEAD STATUS OF REAL PROPERTY has been filed in Hillsborough County court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: MARIEL LANZA, Esq. LANZA LEGAL P.A. whose address is 829 WEST MARTIN LUTHER KING JR. BLVD. TAMPA, FL 33603, on or before AUGUST 10, 2026, and to file the original of the written defenses with the clerk of this court 800 EAST TWIGGS STREET, TAMPA, FL 33602, either before service on Petitioner or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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

You must keep the Clerk of Court's office notified of your current address. Future papers in this lawsuit will be mailed or e-mailed to the address on record at the clerk's office.

Signed on this 2 day of JULY, 2026.

As Clerk of the Court
(SEAL) By: RYAN MARSH
As Deputy Clerk

First Publication on: July 10, 2026.

MARIEL LANZA, Esq.
LANZA LEGAL P.A.
829 WEST MARTIN LUTHER KING JR. BLVD.
TAMPA, FL 33603,
July 10, 17, 24, 31, 2026 26-02343H

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.: 2023-CA-012536
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST LACY E. FARR AKA LACY FARR, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 20, 2026, and entered in Case No. 2023-CA-012536 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Lacy E. Farr aka Lacy Farr, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capital, Inc, Ford Motor Credit Company, a dissolved corporation, 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 22, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, COWLEY COVE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1996 DOUBLEWIDE PEACHTREE MOTOR HOME PEACE MOBILE HOME BEARING TITLE NUMBERS: 72739721 AND 72739719; VIN NUMBERS: PSHGA18091A AND PSHGA18091B.

A/K/A 10005 COWLEY COVE DR RIVERVIEW FL 33569

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

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

Dated this 01 day of July, 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Philip Reznik
Florida Bar #44825
Philip Reznik, Esq.
IN/23-003534
July 10, 17, 2026 26-02340H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Spencer Creek Community Development District (the **"District"**) will hold a public hearing and a 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.spencercreekcdd.com or may be obtained by contacting the District Manager's office via email at deborah.wallace@inframark.com or via phone at (727) 403-6194.

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 ALLOCATION PHASES 1, 2

	General Fund				Debt Service Series 2019			Total Assessments per Unit				Units
Product	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		FY 2027	FY 2026	Dollar Change	Percent Change	
SF 40'	$1,288.76	$1,165.06	$123.70	10.62%	$1,276.60	$1,276.60	$0.00	$2,565.36	$2,441.66	$123.70	5.07%	70
SF 50'	$1,610.95	$1,456.32	$154.63	10.62%	$1,595.75	$1,595.75	$0.00	$3,206.70	$3,052.07	$154.63	5.07%	239
SF 60'	$1,933.14	$1,747.59	$185.55	10.62%	$1,914.90	$1,914.90	$0.00	$3,848.04	$3,662.49	$185.55	5.07%	51
Estate	$2,577.52	$2,330.12	$247.40	10.62%	$0.00	$0.00	$0.00	$2,577.52	$2,330.12	$247.40	10.62%	1
												361

ASSESSMENT ALLOCATION PHASE 3

	General Fund				Debt Service Series			Total Assessments per Unit				Units
Product	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change	
SF 40'	$297.04	$0.00	$297.04	n/a	$0.00	$0.00	$0.00	$297.04	$0.00	$297.04	0.00%	0
SF 55'	$409.92	$0.00	$409.92	n/a	$0.00	$0.00	$0.00	$409.92	$0.00	$409.92	0.00%	71
SF 60'	$445.56	$0.00	$445.56	n/a	$0.00	$0.00	$0.00	$445.56	$0.00	$445.56	0.00%	19
												90

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.

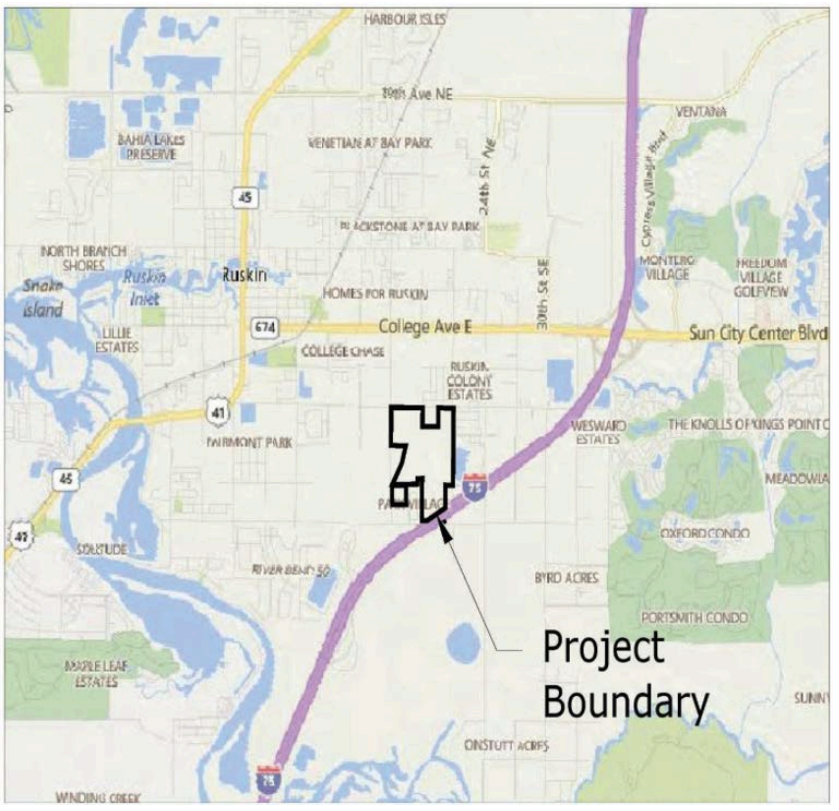
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Deborah Wallace, District Manager



July 10, 2026 26-02379H

FIRST INSERTION

VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: July 29, 2026
TIME: 11:30 a.m.
LOCATION: D.R. Horton North Tampa Division Office
3501 Riga Blvd., Suite 100
Tampa, Florida 33619

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

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

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

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

District Manager
July 10, 2026 26-02394H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP001934
IN RE: ESTATE OF RUTH A. COLE
Deceased.

The administration of the estate of RUTH A. COLE, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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 10, 2026.

James F. Cole,
Personal Representative
SYPRETT MESHAD, P.A.
Attorneys for Personal Representative
1900 RINGLING BLVD.
SARASOTA, FL 34236
Telephone: (941) 365-7171
Florida Bar No. 1026061
Email Address: Fsutton@smrl.com
July 10, 17, 2026 26-02417H

FIRST INSERTION

CYPRESS CREEK OF HILLSBOROUGH COUNTY 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 MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Cypress Creek of Hillsborough County Community Development District will hold two public hearings and a Board of Supervisors' meeting on Tuesday, August 18, 2026 at 7:00 p.m. at 6806 Covington Garden Drive, Apollo Beach, FL 33572..

The purpose of the first public hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budgets. 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 special assessments to fund the District's proposed budgets for Fiscal Year 2026/2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Chapters 190 and 197, Florida Statutes, as well as additional applicable law. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, the description of each property to be assessed and the amount to be assessed to each parcel of property, and/or 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) 933-5571, or on the District's website: www.cypresscreekcdd.org, during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed Fiscal Year 2026-2027 Operation and Maintenance Assessments

TOTAL O&M BUDGET	**$1,948,129.00**
COLLECTION COSTS @2%	**$41,449.55**
EARLY PAYMENT DISCOUNT @ 4.0%	**$82,899.11**
TOTAL O&M ASSESSMENT	**$2,072,477.66**

LOT SIZE	UNITS	PER LOT OPERATION & MAINTENANCE ASSESSMENT
Townhomes'	250	$547.92
Single Family 40'	962	$974.08
Single Family 50'	820	$1,217.60

***Annual assessment 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 tax collector will collect the assessments for all lots and parcels within the District.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

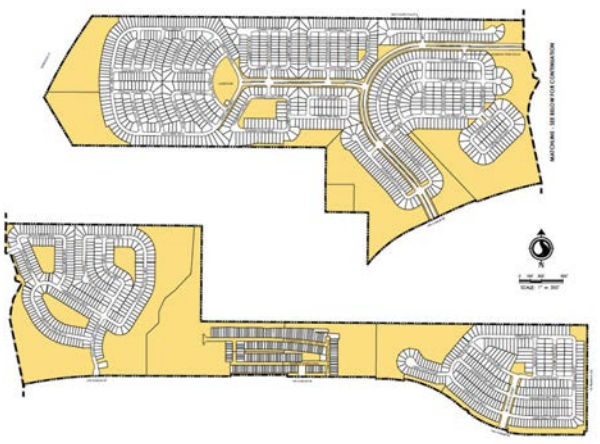
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting and/or hearings because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least three (3) days prior to the date of the hearings and meeting.

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.

Matthew O'Nolan, District Manager



July 10, 17, 2026 26-02385H

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
LV20906_V24
SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

--- PUBLIC NOTICES ---

FIRST INSERTION

BAHIA LAKES 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 Bahia Lakes Community Development District (**"District"**) will hold two public hearings and a regular meeting as follows:

TWO PUBLIC HEARINGS AND REGULAR MEETING
DATE: August 10, 2026
TIME: 6:00 p.m.
LOCATION: Firehouse Cultural Center
101 1st Avenue NE
Ruskin, FL 33570

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 benefited 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.)

BAHIA LAKES CDD FISCAL YEAR 2026/2027
O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$397,702.00**	
COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS @ 6 %		**$25,385.23**	
TOTAL O&M ASSESSMENTS		**$423,087.23**	
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 40'	180	$734.19	$779.88
Single Family 50'	127	$917.74	$974.86
Single Family 60'	116	$1,101.28	$1,169.83
Single Family 70'	17	$1,284.83	$1,364.80

The proposed operation and maintenance special assessments exclude collection cost and/or payment discounts that Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than $423,087.23 in gross revenue (this gross revenue amount includes Hillsborough County's 6% collection costs and early payment discounts).

By operation of law, the District's yearly assessments constitute a lien against benefitted property located within the District in the same manner as yearly property taxes. For Fiscal Year 2026/2027, the District intends to have the tax collector for Hillsborough County, Florida collect the assessments. **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, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll does not preclude the District from later expecting to collect those on assessments in a different manner at a future time.**

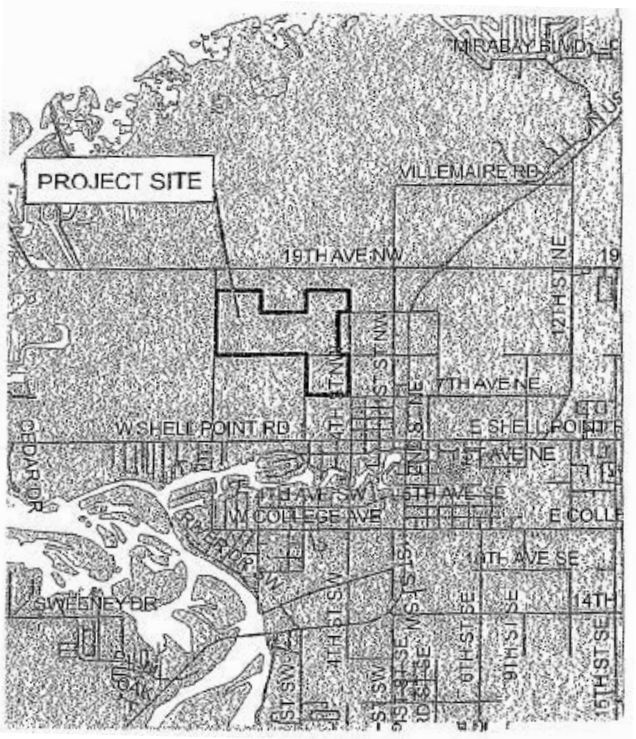
Miscellaneous Provisions

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, 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.

Matt O'Nolan, District Manager



July 10, 17, 2026 26-02384H

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Stonebrier Community Development District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the **"Proposed Rule"**). The Proposed Rule number is 02. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 10, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) District on August 13, 2026, at 6:00 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Phone (813) 991-1140, mark.vega@inframark.com (the **"District Manager's Office"**).

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

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

Mark Vega, District Manager
Stonebrier Community Development District
July 10, 2026 26-02423H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-001151
DIVISION: A
IN RE: ESTATE OF THERESA DELANCY, DECEASED.

The administration of the estate of THERESA DELANCY, deceased, File Number 26-CP-001151, 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 name and address of the personal Representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 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 July 10, 2026.

KIMBERLY SAMS
7371 Lake Bank Loop
Ft. Myers, Florida 33996
6/29/2026 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
7/2/2026 DATE
July 10, 17, 2026 26-02414H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002233
Division B
IN RE: ESTATE OF DONALD JOSEPH TESTA, JR., Deceased.

The administration of the estate of DONALD JOSEPH TESTA, JR., deceased, whose date of death was June 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 10, 2026.

MICHELLE TESTA
Personal Representative
16176 Colchester Palms Drive
Tampa, FL 33647
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
July 10, 17, 2026 26-02408H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002090
Division B
IN RE: ESTATE OF DON JENNINGS Deceased.

The administration of the estate of Don Jennings, deceased, whose date of death was April 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 10, 2026.

Personal Representative:
Cheryl Bishop
4909 Shetland Avenue
Tampa, FL 33615
Attorney for Personal Representative:
Mark Rothman
E-mail Addresses:
info@YourProbateSource.co,
info@orcaei.com
Florida Bar No. 968609
3632 Land O'Lakes Boulevard,
Suite 105-7
Land O'Lakes, Florida 34639
Telephone: (855) 727-7279
July 10, 17, 2026 26-02428H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-002207
DIVISION: A
IN RE: ESTATE OF SUSAN WHITE PIEROTH Deceased.

The administration of the estate of SUSAN WHITE PIEROTH, deceased, whose date of death was June 11, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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

The date of first publication of this notice is July 10, 2026.

Personal Representative:
Linda Pieroth Smith
677 Allegheny Dr.
Sun City Center, FL 33573
Attorney for Personal Representative:
AMBER JOAN BELZ, ESQUIRE
Florida Bar Number: 112384
955 E. Del Webb Blvd., Suite 101B
Sun City Center, FL 33573
Telephone: (813) 296-1296
Fax: (813) 296-1297
E-Mail: attormeybelz@belzlegal.com
SecondaryE-Mail:
paralegal@belzlegal.com
July 10, 17, 2026 26-02416H

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
Business Observer

--- PUBLIC NOTICES ---

FIRST INSERTION

COVINGTON PARK 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 MAINTENANCE AND OPERATION 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 for the Covington Park Community Development District will hold two public hearings and a regular meeting on Wednesday, August 12, 2026 at 6:00 p.m. at the Covington Park Clubhouse, located at: 6806 Covington Garden Drive, Apollo Beach, Florida 33572

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026-2027 Proposed 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 special assessments to fund the District's proposed budget for Fiscal Year 2026-2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. 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 budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: 3434 Colwell Ave, Ste 200, Tampa, FL, phone 813-533-2950, ext. 2928, email monolan@rizzetta.com.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to platted lots using an equalized per unit basis or by stratification of lot size. For more detail, a copy of the Fiscal Year 2026-2027 O&M & Debt Service Assessment schedules may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	**$1,557,499.00**
COLLECTION COSTS @ 2%	**$33,138.28**
EARLY PAYMENT DISCOUNT @ 4%	**$66,276.55**
TOTAL O&M ASSESSMENT	**$1,656,913.83**

Lot Type	Total # of Units	EAU Factor	Current Year O&M Assessment Amount	Fiscal Year 2026-2027 Proposed Annual O&M Assessment Per Unit (including collection costs / early payment discounts)	Proposed Increase
Single Family 35'	170	1.00	$1,059.70	$1,118.21	$58.51
Single Family 55'	101	1.34	$1,420.00	$1,498.40	$78.40
Single Family 60'	133	1.44	$1,525.97	$1,610.22	$84.25
Single Family 70'	136	1.66	$1,759.11	$1,856.22	$97.11
Single Family 40'	329	1.00	$1,059.70	$1,118.21	$58.51
Single Family 50'	321	1.34	$1,420.00	$1,498.40	$78.40

The Hillsborough County tax collector will collect the assessments for platted lots. The District will directly collect the assessments for unplatted acreage, if any, and will be sending out a bill in November 2026. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

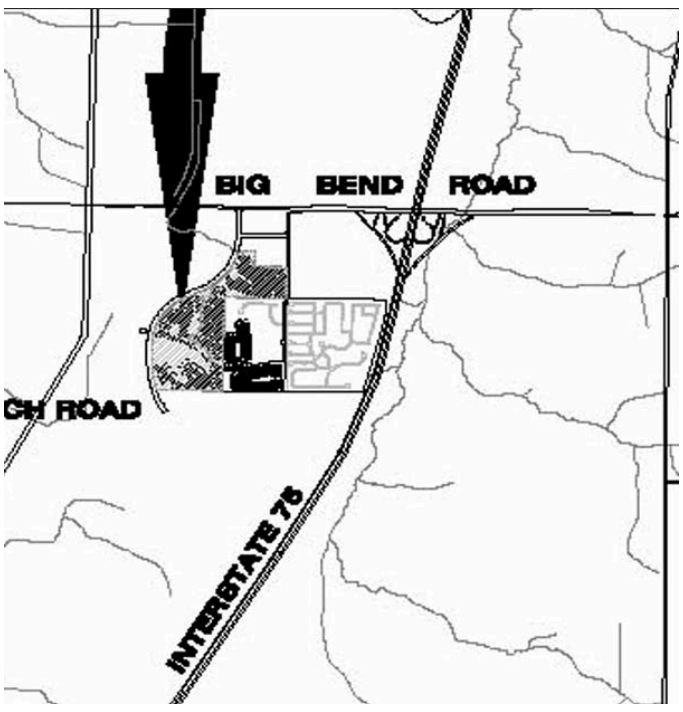
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at 813-533-2950, ext. 2928, at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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.

Matt O'Nolan, District Manager



July 10, 17, 2026 26-02386H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
0117 - Jones, Greg; 0121 - Jones, Diane; 0124 - Anderson, Gary; 0233 - Cochran, Diana C; 0237 - Stone, Tessa; 0252 - Candelaria, Adianez Rivera; 0430 - Potts, Julitha; 0457 - Jett, Philip J; 0577 - West, Diondra; 0597 - McCoy, Nicholas; 0606 - castillo, Edwin; 0635 - Custer, Michaela; 0637 - Kennedy, Tyriece; 1069 - Guinness, Robin; 1089 - James, Joseph; 2079 - Charpentier, Amy; 2145 - Merkler, Angela
PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233
Time: 09:40 AM
Sale to be held at www.storagetreasures.com.
1027T - Taylor, Blair A; 1134A - Morris, George; 1202A - Edwards, Lakeshia ; 1258A - Munoz, Jennifer; 1333T - D, Charlie; 2021H - Edwards, Matt; 2052F - Adger, Elizabeth Mary; 2068F - Gonzalez, Andrew; 4011C - Tate, Waynesha; 4033C - wilson, Ebony; 4051C - Ortez, Nestor; 4101C - Alger, Reina; 4167C - Gaskey, Virgil; 5079 - Holler, Christine; 5131 - Kindred, Folayan
PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769
Time: 09:50 AM
Sale to be held at www.storagetreasures.com.
1006 - Delaney, Keaundra; 1020 - Precision E&D LLC Thorne, Guillermo; 1028 - Pitts, Aman; 1033 - Toole, Dominica; 1035 - Newsome, Destiney; 1104 - Morrell, Brittany; 1112 - Sezaire, Miracula; 2003 - Neptune, Clivia; 2006 - Riles, Jordan; 2013 - Neptune, Clivia; 2122 - Hayes, Tiffanie N; 2155 - williams, Wilnesha; P009 - Neptune, Clivia
PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
01008 - Gunter, Keisha; 01016 - Mulraine, Shanequa; 01028 - Contreras, Thelma; 01083 - Umoh, Prince; 01101 - Major, Danielle Michelle; 01125 - Jones, Schininee; 01135 - Shipman, Tomica; 01147 - VICTORY, JOANNE; 01158 - Warren, Jenaisha; 02002 - Morales, Andrew; 02020 - Hughes, Oneil; 02043 - Hopkins, Jennifer; 02065 - Wright, Al Rashid; 02068 - Frames, Glen; 02076 - Jones, Ariel; 02077 - Pitts, Zelda; 02118 - Thompson, Tonyata; 02172 - Tolbert, Douglas; 02179 - Zinn, Lisa; 02224 - Rodiguez, Antonio; 03027 - Gonzalez, Gino; 03087 - Iglesias, glorisha; 03096 - Edwards, Mark; 03119 - Edmond, Sheila; 03173 - Valdez, Cheryl; 03193 - Robinson, Jacqueline; 03196 - thomas, Latoya; 03206 - Gonzalez, Maria; 03269 - Singleton, Jasmine; 03288 - Williams, Brandon; 05009 - Landrum, Gena; 05015 - Landrum, Gena; 06009 - Umoh, Prince; 07016 - OMalley, Jessica; 07039 - Johnson, Marguerite; 08009 - walker, Kashief; 08019 - Armour, Sharae; 08022 - Mehle, Brian; 09026 - Kramer, Irene; 10001 - Umoh, Prince; 13066 - McNeal, Wayne; 13166 - Curtis-Thomas, Camille; 4010 - Williams, Josiah; 4011 - Williams, Josiah; 4038 - Kee, Marie
PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479
Time: 10:10 AM
Sale to be held at www.storagetreasures.com.
A060 - Bonilla, Walenda; B006 - Fomas, Anthony; B050 - Boone, Yvonne; B052 - Jones, Betty; B058 - Hyppolite, Brian; B060 - Goodman, Steven; B088 - Alvarado, Esteban; C017 - Jacques, Noah; C029 - Clark, Karisma; C031 - Flores Spinola, Abel; C034 - Cacador, Sabrina D; C044 - Velazquez, Joshua; C045 - C&S Mechanical Grimes, Christopher; C054 - Maloney, Lorene; C086 - howard, Eric; C092 - Hair Science Simmons, April; D029 - Maloney, Lorene; D034 - Custer, Margaret; D043 - Pate, Nitisha T; D046 - Fedrick, Loranzo; D056 - Custer, Margaret; D106 - Anderson, Rashad; D126 - NETO, MARIBEL; E025 - Williams, Willie; I011 - Boghosian, Brandon T; I027 - Paratore, Lisa; I029 - Calderon, Gamaniel; I031 - Redmond, Maryah; I042 - Ramos, Natasha; I054 - Varnes, Crystal D; J018 - Moore, Maria; J042 - Leiis-Campbell, Ann; J059 - Forney, Willard; J073 - dickey, Taran; J077 - Taylor, Jamal; J149 - Fickes, Drew; K009 - Ayesh, Ibtisam; K020 - Villanueva, Carlos; K033 - C&S Mechanical Grimes, Christopher; K091 - Quinn, Dejon; K095 - Beres, Carol; L002 - garcia, Destiny; L006 - Tuck, Shayla; L021 - Cacador, Emanuel; L026 - Mitchell, Shanice; L040 - King, Leemarie; L049 - McCloud, Kieanna; L106 - Sharpe, Edward; P007 - Sheikah, Izidhar
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 10:20 AM
Sale to be held at www.storagetreasures.com.
1005 - Sutton, Vicki; 1020 - Tavaliccio, Daniel; 1034 - pierce, tristan; 1062 - Drew, Iisha; 1069 - vera, Miguel; 1080 - Jackson, Saminthia; 1086 - Hill, Phillip; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1137 - Castillo, Apryl; 1167 - Harvey, Johnasha; 1217 - Wasson, Stephen; 1225 - Key, Hope; 1251 - Resetar, Andrea; 1319 - Ahrman-Demaree, Edie; 140 - Hamilton, Xavier; 1409 - miller, William; 1453 - brunache, Jessica; 1456 - Rivera, Aurolyn; 1458 - brunache, Jessica; 1486 - Resetar, Andrea; 1489 - williams, matt; 1512 - Oliver, Jennifer; 1515 - Kinard, Kendra; 166 - Osborne, Gabrielle; 171 - Mcneal, Sheenia; 228 - espaillat, Mario; 243 - Kiser, Billie; 260 - Bliss, Mitchell; 297 - Jallah, Joseph; 328 - Miller, Nathaniel L; 407 - Tarver, Aiyanna; 418 - Moore, Shane; 423 - Knight, James; 426 - Hershberger, Trina; 555 - Nelson, Whantavia; 564 - Jimenez, Agustin; 565 - Check, Daniel; 581 - Ruiz Roman, Carlos; 647 - Sims, Shylyn; 653 - Baker, Brittiany; 688 - Whelchel, Eric; 711 - Powell, Michelle; 712 - Clements, Joshua; 717 - Carpenter, Lisa; 735 - Coirs, Ashton; 807 - Kilpatrick, Garfield; 841 - Mosley, Letisha; 843 - Mora, Carlos; 902 - Williams, Quenton; 911 - Sullivan, Monique; 912 - Hudson, Ayanah; 931 - Santa, Pichardo; 959 - Wesson, Mikayla; 960 - Jayme, Christine; 975 - lynch, damontre
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
0009 - Foxworth, Ashley; 0013 - Dantzler, Tonja; 0014 - Smith, LaTya; 0030 - Harrismoudy, Raymond; 0103 - Harrison, Jordan; 0113 - Evans, Katrina; 0129-Eubanks, REMEAL;0139 - Keyes, Carl; 0158 - Galoway, Joanne; 0166 - Bregman, Brittany Katherine; 0224 - Fitzpatrick, Jacklyn; 0238 - Bradford, Rayneisha; 0241 - White, Darius; 0343 - Williams, Christina; 0350 - Ohara, Tamesha; 0368 - Taylor, Shavonne; 0393 - Owens, Mignon; 0420 - casteel, Gwendolyn; 0440 - Lee-Gary, Tariq; 0445 - Murphy, Carlous; 0447 - TNT Roofing and Restoration LLC Hough, Thomas; 0483 - Lopez, Alejandro; 0549 - Bennett, Kiara; 0564 - Wedding, Michael; 0569 - Scott, Derrick; 0580 - Bradford, Rayneisha; 0652 - Vinson, MADELYN; 0701 - Francois, Teresa; 0712 - Corpe, Leonard; 0714 - Travan, Alkyannia; 0749 - Wright-DuBose, Jemilah; 0752 - Thomas, Xavier; 0756 - Saunders, Shauntrea; 0762 - Hinnant, Vera; 0763 - Bailey, Jacquese; 0846 - SNEED, ANTONY C; 0851 - Bee, Charles; 0855C - Noel, Matthew; 0855F - Gavin, Hydeia; 0861C - Cawthon, Ahmari; 0863K - Summers, Vanessa; 0885 - Cargile, Jeffery; 0915 - Verdejo, Heriberto; 0922 - OGara, Lea; 1001 - Washington, Sherronda; 1002 - The H2O Heroes Kelleher, Daniel
PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277
Time: 10:50 AM
Sale to be held at www.storagetreasures.com.
1037 - Shedd, Byron; 1046 - Pettus, Kelly; 1057 - Pittman, Edward; 1079 - Baskins, Cristina; 1092 - Cooper, Bianca; 1119 - Fratello, Caeley; 1122 - Hamler, Deneen; 1130 - Funk, Bryan; 1143 - militello, onome; 1145 - Pilcher, Danielle; 1154 - torres, Claudio; 1186 - Carter, Zalani; 2061 - Bibbs, Zhane; 2065 - Hoes, Angie; 2068 - Ravnell, Keshia; 2186 - doctor, Nazaria; 2192 - Logan, Linde m; 3000 - Ramsingh, David; 3048 - Bell, Tyra; 3059 - III, Antonio Alvarez; 3060 - Mesidor, Markenson; 3093 - White, Dominique; 3109 - Zuckerman, Erik; 3116 - Cintron, Milmarie; 3140 - Rivera, Nicky; 3157 - Smith, Toniesha; 3188 - Gonzalez, Amy; 3204 - Godwin, Dewayne; 3210 - Jones, Anastasia; 3218 - Andrews, Evangelette
PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
A003 - terwilliger, lily; A034 - Montanez, Tianna; C001 - Thornton, Michelle D; C002 - Monroe, Tameka; C004 - Bostick, Atara; C021 - Nitche, Theresa; C058 - Vickers, Tyesha; E003 - Miles, Jerimel; E010 - Brown, Antonis; E016 - Jordan, Timothy; E020 - Estilien, Jonathan; E034 - Atallah, Madeleine; E044 - Wellington, Carissa; E046 - Roberts, Kollin; E053 - joyce, Elliott; E077 - Wright, Unwha; E078 - Andino, Brenda; E081-Ivey, Lavetta; E086 - Johnson, Tawanda; E089 - williams, Winifred Angela; E117 - Woodard, Quientin; E139 - Winston, Nathan; E154 - Wright, Tron; E158 - White, Gwendolyn; E161 - Porter, Tequilla; E164 - Davis, Eddie; E166 - Smith, Chakearia; E171 - budham, joshua; E172 - Absolute Care Services of Central Florida LLC Lockley, Kiashan; E183 - Denson, Lachaun; E187 - moore, Jenaie ferrell-; E206 - Williams, Nichole; F011 - mays, johnny; F016 - Latson, Jonya; F017 - Singletary, Marvin; G002 - Thomas, Salem; G032 - Pomales, Chasity; G036 - Ringley, Tony L.; G043 - Parris, Alli; G049 - Gallioth, Marie; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G061 - jean, Evenx; G074 - Mode, Olguine; H005 - harrison, Clineathea; H012 - Jenkin, Hupert; H017 - caldwell, hysim; H021 - Roberts, Kerri; H033 - Sanchez, Tiana; H042 - Jennings, Angela; H045 - Reyes, Cherell; H061 - Torres, Tatiana; J002 - Nelson, Ken D; J016 - Dortch, Lakeyusell; J017 - Adams, Freddie; J021 - Cash, Jeffery; J022 - Hodge, Ashley; J042 - Billups, Teranisha; J055 - Mercedes, Felipe; J062 - Prince, Aqueeba; J063 - Courts, Hope Shantel
PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830
Time: 11:10 AM
Sale to be held at www.storagetreasures.com.
0009 - Baker, Chenae; 0011 - Johnson, Audrea; 0050 - Gulrajani, Camille; 0076 - Parker, Dequitia L; 0140 - Bard, Dquayvius Raheem; 0202 - Walker, William; 0206 - Baker, Antonio; 0230 - Gabbart, Shonte; 0272 - Ward, Christine L; 0285 - Ingram, Deserae Nichole; 0300 - Yuill, Alex; 0331 - Acevedo, Mark; 1001 - B, Ashia; 1007 - Padilla, Maria; 1020 - Castillo, Julio; 1028 - Taylor, David; 1051 - Wilson, Isaiah; 1053 - Beemer, Natalie; 1061 - Henderson, Laderria; 1071 - Thompson, Tina; 2001 - Jenkins, Ebony; 2019 - Aranguren, Edgar G; 2025 - Belandria, Jose N; 2027 - Jenkins, Ebony; 2040 - mays, Denesha; 3061 - Postmaa, Esther Brigitte; 4001 - Ferrer, Jesua; 4044 - Lopez-Perez, Angelino; 5001 - Sheegog, Sylvester
PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1010 - Wilson, Jackson; 1017 - Kreush, Chris; 1040 - cherres, Ruben; 1074 - gay, Jerry; 2008 - soluri, paul; 2029 - Brown, Carl; 4011 - Soufan, Marcel S; 5007 - Roberts, Shalanda ; 5064C - beyond builders metzer, jay; 6005 - Azeez, Terick; 6040 - Clarke, George; 6054 - mitchell, kevin; 6059 - Bryant, Maurice; 6099 - Ezell, Latangalena; 6101 - Haynes, Donnell; 7013 - Soluri, Paul J; 7019 - Ragin, Roosevelt; 7026 - mcgregor, Mark; 7042 - Chambliss, Serena; 7061 - Hall, Shakeera; 7066 - Pounds, Stuart M; 7089 - Nieves, Stephaney Nikoal; 7092 - Broomall, Alistair; 7093 - Taylor, Victor; 8014 - Harris, Charles; 8056 - Crowley, Jill
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
A011 - Arbuckle, Crystal; A019 - Joyal, James; A026 - Qarles, John; B013 - Obringer, Anya; B057 - Nelson, Cortland; B060 - Leuck, Matthew; B062 - capps, casey; C009 - Castillo, Robert; C033 - Mackabee, Sebryna; D020 - Stansell, Joseph; D035 - Ingram, TKeyah; E074 - kidane, Giday; E076 - Jimenez, Gloria; E082 - Varner, Monica; E103 - Taliaferro, Dudley; E120 - Torres, Daniel; F008 - Davis, John; G023 - Bridgewater, Kevin; G107 - MARANGOS, melissa; G120 - Mitchell, Thomas
PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1011 - WILLIS, JEFFREY; 1074 - Abentroth, Sasha; 1079 - Reed, Michael; 2002 - Nelson, Glen; 2029 - Rodriguez, Charity Capo; 2072 - Falkner, Amelia; 2153 - Alvarado, Zailyn; 2154 - Flores, Andre; 3011 - Lamb, Kristopher; 4000 - Gardner, Taraneka; 4035 - Tampa Ragdolls Conaway, Stacy; 4078 - Bernstein, Andrew; 4132 - Thony, Jeanette; 5017 - Mercurio, Justin; 5025 - Asongna-Morfaw, Tanka; 5136 - Mercurio, Justin; 5141 - Austin, Randall; 5162 - Zukowska, Katarzyna; 5170 - WOMACK, MELISSA ANNE; 5173 - ROBERTSON, BRITTANY

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

July 10, 17, 2026 26-02389H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:40 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627
Time: 09:40 AM
Sale to be held at www.storagetreasures.com.
0301 - MATTHEWS, DANIEL; 0508 - Henderson, Roneil; 0511 - Hernandez, Evelio; 0825 - SHAFI, MICHELE; 1112 - Ortiz, Eric; 1127 - Leon, Niuvis Noda; 1209 - Sotolongo, Francis; 1219 - Lemke, Olivia; 1236 - Cabrera, Pedro; 1255 - Blanca, Gabriela; 1280 - Morris, Shirley; 1302 - Marquez, Roberto; 1418 - Martinez, Betsy; 1425 - Greene, David; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1446 - Kerr, Allison; 1506 - HERNANDEZ, JOHENDRYS; 1563 - Roberts, Nicole; 1633 - Triana, Fabio; 7005 - Cooper, Courtney; 9005 - Velasquez, Nicolas Ortiz
PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824
Time: 09:50 AM
Sale to be held at www.storagetreasures.com.
B075 - Ramos, Isalethe; B090 - Griggs, Garnell; B111 - Barcia, Jilian ; B116 - Gray, Kyler; B132 - Woodard, Joshua; C003 - Ramos, Andres; C007 - sheffield, allynson; C015 - Potvin, Mario; C024 - Rodriguez, Roland; E023 - Hamilton, Elina; E025 - Jackson, Mavis; E034 - BANKS, JEFFREY; E059 - Carbary, Donald; E078 - Rodriguez, William; F006 - Hernandez, Zacara J; F033 - Mcguire, Pauline Ann; F075 - martinez, Kenia; F081 - Soto, Tamika; G008 - McCrae, Brian; G012 - Rakes, Riley; G020 - Shartz, Ken; G065 - Flores, Fabian; G089 - McCrae, Brian; G093 - McCrae, Brian; G095 - Jimenez, Angel; G102 - Ayesh, Ibtisam; G114 - Solano, Jose Manuel; H014 - Milbry, Pamela; H027 - armas, Taillane; H032 - geneux, Angel m; H033 - Barbon, Michel; H075 - Jimenez, Abraham; J013 - Diaz Immigration Law Center Cervantes, Juan; J028 - ALCIN, EMMANUELLA; P013 - Henderson, James
PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
1005 - Guerra Hidalgo, Marielys; 1014 - Zengotita, Alexandra; 1017 - McRae, Julieanna; 1047 - Martinez, Ariel; 1051 - Hairston, Lytrella; 1057 - Duncan, Shannon; 1059 - Nichols, Tracy; 1069 - Villalobos, Jonathan; 1089 - Hairston, Andrea; 1103 - Davis, Tory; 1297 - Fergus, Shyanka; 1313 - Anderson, Vanilla; 1317 - Sanchez, Nancy; 1335 - DAndria, Paige; 1336 - Delvalle, Nelson; 1343 - Hall, Iyana; 1345 - Fieger, Celia; 1402 - Skeete, Charlah; 2015 - LANTIGUA, BISMEIRY; 2022 - Duncan, Shannon; 2041 - CAREY, PERIS; 2051 - bowling, lorri; 2055 - Jones, Tammy; 2065 - Pitchford, Ashley; 2123 - Penrod, Jessica; 2156 - Collab System Technology Gowans, James; 2205 - Valdez, Thalia; 2223 - Rodriguez, Carlos; 2267 - Reyes, Cindy; 2299 - Naranjo, Victor; 2316 - Figueroa, Kenneth; 2324 - canada, Elsa; 2330 - ramos, Angelica; 2333 - Byrd, Willie; 2386 - Jones, Jakima; 2423 - Hood, Jennifer Lyn; 3001 - Perez, William; 3044 - Farran, Felicia; 3064 - sconiers, Johniela; 3092 - Johnson, Sayonni; 3095 - Morales, Christian; 3188 - Delgado, Johanna; 3242 - Goldberg, Alfred; 3258 - Goldsborlugh, David; 3290 - Sweet, Leah; 3327 - White, Raheem; 3352 - kinder, Claire; 3370 - Lopez, Jasmine; 3381 - RahRah Cleaning Plus LLC Pachecos, Renatta; 3391 - dixon, Jydasia; 3392 - Lersundy, Carlos; 3400 - Rider, Joseph; 3408 - Valentin, Carmen; B151 - Johnson, Ray; C067 - Green, Joshua; D103 - Felder, Ishakia; E022 - Jackson, Sandra; E032 - Castanedo, Peter; E036 - Mcginnis, Terrance; E078 - Edwards, Shannon; E079 - Cano, Priscilla; F087 - Wood, Patience; F107 - Gomez, Diana; F114 - Smith, Natalie; F124 - conway, Justin; F131 - Abreu, Juanita; F134 - Porter, Ericka; F154 - RahRah Cleaning Plus LLC Pachecos, Renatta; F184 - Drain, Travis Martavious
PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:10 AM
Sale to be held at www.storagetreasures.com.
A005 - Johnson- Streater, Herbrinia; A009 - natareno, Marta cabrera; A010 - Diaz, Harold; A021 - Mckinley, Willie; A034 - Shore Clean Solutions Dunwoody, Jimmi; A047 - cannon, Keona; A058 - Tonge, Veron; A060 - Tonge, Veron; A070 - barrera, jennifer; B005 - Montina, Catherina; B019 - Morales-Espinoza, Adrian Adrian; B041 - Carpenter, Tyrone Eugene; B052 - Arango, CARLOS; B060 - grimes, Todd; B066 - Brown, James; C009 - Reitor, Lilian; C025 - HILLS, BEVERLY; C031 - Mayoral, Samantha; C032 - mcclendon, bonnie; C033 - Curtis, Dontez; C040 - Willis, Tamika; C088 - Daniels, Jessica; C090 - Freeman, Lawren; C099 - Leo, Leo; C100 - Brooks, Amanda; C112 - Puntiel, Johnny; C116 - Wyche, Vemetria; C127 - Velez, Jose; D004 - Shellman, Nykia; D017 - Casanova, Luz; D033 - Watts, Louis; D046 - hassevoort, Kevin; D053 - natareno, Marta cabrera; D059 - natareno, Marta cabrera; D061 - natareno, Marta cabrera; D068 - Brown, Kimberly; D072 - Buzek, Brandi; D119 - Rodriguez, Yvonne; D123 - baker, tyrell; D129 - Bilal, Khadijah Johnson; D130 - garcia, steven; E008 - Montgomery, John; E014 - Ivey, Asher; E015 - Wiggings, Arthur; E032 - Grimes, Sherri; E046 - williams, darryl; E054 - Marin, Daniel; E061 - Yang, Cieanna; E066 - simms, Imari; E078 - McCray, Gloria GLamesia
PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985
Time: 10:20 AM
Sale to be held at www.storagetreasures.com.
1044 - Coontz, Ashley; 1052 - Amador, Pedro; 1065 - cardenas, Jennifer; 1072 - Lee, LaBithia; 1088 - Marquez, Jorge; 1113 - Mcgill, Kourtney; A001 - King, Evelyn; A010 - Etienne, Shalda; B029 - REAM, ALEX; C006 - MARTINEZ, BRIANA; C021 - Marcello, Thomas; C046 - Alves, Chanan; C056 - Douglas, Laron; C057 - Jackson, Jahmil; C058 - ALHASSAN, RAHIM; C062 - Black, Crystal; D006 - The Best In Remolding PAZO CABALLERO, DARIEL; D014 - TEUBNER, KATHERINE KERRY; D038 - Shih, Chanpeng; D043 - ruiz, Yamel; D063 - velazquez, juliet; D077 - Lancaster, Fyne; D081 - Tanksley, Nikko; F014 - FLEISCHER, ADAM; F016 - Sudney, Brian; F026 - Lleto, Narjol Gonzalez
PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 10:40 AM
Sale to be held at www.storagetreasures.com.
A038 - Francis, Javid; A046 - Funches, Sharon; A052 - WILLIAMS, BRIGETTE; A057 - Nadeem, Sayyed; A070 - Eliga, Joslyn; A072 - Cooley, Ashlie; A075 - Torres, Shirlye; B001 - Garcia, Ana Karen; B005 - Robinson, Felton; B006 - Thompson, Devonnie; B038 - Jones, Howard; B048 - DeJesus, Daniela; B050 - Holder, Clifton; B073 - Vinsky, Noah; B077 - Maxwell, Rachel; B079 - Butson, Bryan; C011 - gomez, Rey david; F005 - Upton, Glorastine; G007 - amos, Tatiyana; G017 - Fils-Aime, Josue; G054 - Anderson, Angela; G064 - Park, Tiffney; G072 - Tishias flatsmith Ladson, Tishia; H013 - Hodle, Amry; H040 - kelley, Talia; H044 - Hamilton, Tamara; H054 - Calderon, MarQuesa; I050 - Bey, AbdulHadi EL; I052 - Lindsey, MarQuesa; I086 - diaz, Kenneth; J006 - Williams, Amara; J028 - Cooper, Christina; J034 - King, Terrance; J067 - Green, Anita; J082 - Perales, Maria; K014 - Sampson, Eric; P023 - Total Haul Solutions LLC Rodriguez, Ernesto; P039 - Total Haul Solutions LLC Rodriguez, Ernesto
PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 10:50 AM
Sale to be held at www.storagetreasures.com.
0114 - Lewis, Phylena; 0125 - Smith, daeshel; 0131 - Santana, Audrey; 0134 - hamdan, Haythem; 0227 - Reaves, Shanee; 0264 - Alum, Adolfo; 0329 - Scott, Chandra; 0334 - Harris, Christopher; 0337 - Edmond, Deja; 0339 - Rosario, Hector; 0340 - Norton, Andy; 0354 - Atkinson, Christopher; 0355-Chandler, Michael; 0356 - Gray, Tonia; 0357 - Clavizzao, Kumite; 0409 - McDaniels, Anthony; 0423 - Franklin, Dorothy; 0425 - Warren, Chakeria; 0426 - Fullwood, Timothy; 0454 - graddy, Amanda; 0463 - Bonilla, Jazmin; 0516 - Burney, Amanda; 0521-Williams, Ameera; 1014 - Wolf, Ian; 1025 - Burney, Amanda; 1032 - Baldwin, Kimberly; 1034 - Bishop, Rynise; 1042 - archie, Katrice; 1053 - Wise, Rico; 1062 - Gonzalez, Thalia; 1069 - parris, Ashlee; 1082 - FLETCHER, ALICIA; 1102 - Robertson, Knnecia; 1111 - Paredes Villlanueva, Elvin; 1120 - Bryant, Timothy; 1121 - Neiro, John; 1124 - Fitzpatrick, Corey; 1140 - cruz, sintia; 1167 - Bell, Bobbi; 1172 - Frazier, Ciera; 1175 - James, Trekel; 1187 - Laboy, Nabil; 1195 - Frazier, phronica; 1196 - Condry, Eddie; 1205 - Martinez, Kelvin; 1210 - Sumpter, Jhamiya; 1238 - Brown, Mekala; 1243 - Elson, Shari; 1245 - iii, Randolph Myers; 1266 - Rollerson, Terri; 1277 - Amaya, Mercedes; 1278 - Mays, Glenda; 1288 - Edwards, Levar; 1298 - Suffrena, Jacques; 1300 - Thompson, Deron; 1303 - eagle, Melvin; 1314 - Richardson, Kelvin; 1322 - Perez, Oskar; 1342 - Benson, Marissa; 1360 - Hudson, Amarue; 1367 - Williams, Jamal; 1372 - Inspiration Station of Florida Crowley, Jodi; 1382 - Worthy, Jayme D; 1394 - Hicks, Chad; 1396 - JOHNSON, SHIKEEMAR; 1416 - King, Tiffany; 1422 - brogle, Kyla; 1440 - Vann, Darrien; 1441 - Tunstall, Zariyah; 1510 - rich, steven; 1511 - Lanyon, Sarah K; 1546 - Knight, Tamara; RV004 - Edwards, Jenneh; RV018 - MITCHELLANDERSON, SHERISSEE
PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0146 - Hernandez, Amber; 0149 - Carr, Mark; 0150 - Johnson, Tiara; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0216 - Odicio, Mayls; 0244 - Santiago, Jose Francisco; 0405 - johnson, sonja; 0408 - Clement, Andrew; 0418 - Pfenning, Azrael; 0420 - Williams, Deandre; 0427 - Jackson, Kee; 0441 - Filsaime, Rycardo; 0512 - McCray, Stepfon; 0565 - Poveda Marmolejo, Jesus; 0668 - Serrano, Elizabeth; 0679 - Mobley, Lace; 0704E - Zubillaga, Andres; 0708B - Rodriguez, Joseph; 0804 - Rocke, Angela; 0816 - Diaz, Maria; 0825 - Allen, Lawanda; 1025 - Dixon, Damon; 1107 - Ruiz, Alex; 1120E - Rodriguez, Alcides
PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0107 - III, Lucius Gibson; 0212 - Bunbury, Maria; 0320 - Darroux, Gary; 0427 - brown, Anthony; 0446 - Barrett, Jacqueline; 1015 - Orellana, Jose; 1028 - Shepard, Celeste; 1032 - Wilson, Denster; 2019 - Garcia, Omayra; 2028 - III, Lucius Gibson; 3083 - Johnson, Missy; 3110 - Blackburn, Victor; 3137 - Berry, Daniele; 3148 - Russel, Rashad; 3169 - III, Lucius Gibson; 3173 - Rivera-Allen, Virginia; 3197 - Thomas, Alissa; 3236 - Cooper, Kenyata
PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 11:10 AM
Sale to be held at www.storagetreasures.com.
A0121 - Meregildo- Itzep, Stacey; A0122 - Walton, Sheena; A0227 - Bailey, Imani; A0238 - Dorsey, Jaene; A0277 - Gibbs, Patricia; A0310 - Williams, Don; A0320 - Bronson, Jennie; A0328 - Morales, Antonio; A0331 - nourot, peter; A0412 - Ardeljan, Robert; A0493 - Greer, Dharma; A0498 - Gonzalez, Javier; A0500 - Pierce, Thomas; A0507 - Lane, Theodis; A0511 - meighan, christopher; A0531 - Hawkins, Rebecca; A0561 - bonne, yordanis; A0570 - Muniz, Christopher; B0150 - roberts, Cody; B0159 - bourque, Jordan; C0603 - Simmons, Dwain; C0624 - Hayes, Josephine A; C0627 - Mitchell, Kenyah; C0637 - Saavedra, Annalie; C0676 - Allen, Kathaddaus; C0689 - Walters, Paul; C0706 - Myles, Jateajha; C0710 - demele, Heather; C0766 - Pittman, Dwayne; C0769 - Scott, Jacqueline Nakita; C0772 - Matthews, Latrina; C0779 - Clark-Williams, Danielle; C0785 - Ritchie, Konica; C0786 - Beckner, Tessa; P0004 - Roberts, Cody; P0006-Gauff, Kerric
PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832
Time: 11:20 AM
Sale to be held at www.storagetreasures.com.
1032 - Ellis, Renea; 1107 - Romero, Yaima; 1156 - Nunez, Maria; 1167 - Taylor, April; 1245 - Mercado, Juan; 1501 - Robles, Dominic; 1555 - Byron, Denise; 1559 - adan, olinda; 2012 - Jordan, Wayne; 2033 - Figueroa, Alyssa; 2102 - Phelan, Robert; 2110 - Keller, Florence; 2126 - Torres, Yanisledy; 2155 - williams, lamarn; 2194 - Schroder, Brayden; 4003 - Bopp, Patrick; 4012 - Achecar, Nazir; 4101 - LaVoie, Lara; 4112 - Royster, Ingrid; 4209 - Melo, Vinnie; 4400 - Robles, Dominick; 5008 - torres, gustavo; 5012 - jimenez, Juan poveda; 5106 - Collazo, Alex; 5110 - Cruz, Cristina; 5114 - Miranda, Nelson; 5207 - Rodriguez, Blanca; 5310 - torres, Juan; 5409 - Mervil, Vilner
PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098
Time: 11:40 AM
Sale to be held at www.storagetreasures.com.
1002 - Williams, Darnelle; 1006 - Williams, Darnelle; 1033 - Sutton, Kathi; 1074 - Collins, Sherrie; 1114 - Figueroa, Diana; 1165 - RILEY, JOHN; 1169 - Somodevilla, Alfonso A Hernandez; 1227 - Ortiz, Auderline; 1235 - Grajales, Geraldo; 2018 - Klapproth, Donald; 2170 - Spears, Toleah; 2214 - Rosa, Yinette; 2242 - Neyra, Lixana Rodriguez; 2258 - Mckinney, Delores Rae; 2267 - Welton-Tinnon, Corie; 2375 - Mehl, Candyce; B008 - Rivero, Daniel; B011 - Bloomer, Chanti; B013 - Matera, Carolyn; C011 - Coats, June; C012 - BOWEN, JOHN
PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545, (813) 697-1898
Time: 11:50 AM
Sale to be held at www.storagetreasures.com.
1002 - petersen, corleen; 1004 - Jenkin, Charlotte; 1038 - Littell, Sarah; 1048 - Jefferson, LaShawn; 1101 - Gregory, Teofila; 118 - Estes, Mason; 1215 - Knight, Gregory; 1220 - Wallace, Jason; 2002 - Holder, Carlisa; 2029 - Fipps, George; 2065 - Gray, Adia; 2075 - Williams, Gabriel; 2123 - Scott, Kelvin; 2205 - Newton, Phyllis; 2242 - Ocasio, Joksam; 2249 - Gaboriault, John
PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1090 - Blair, Pennie; 1092 - Elite Legacy Enterprises LLC Willis, Krystal; 1099 - Blair, Pennie; 1105 - Nelson, Karen; 1131 - Raaheim, Felix; 2011 - Torres, Christopher; 2017 - Williams, Mykasia Carey; 2069 - Williams, Mykasia Carey; 2072 - Fecht, Daniel; 2084 - Tutor, Kayla; 2114 - Roberts, Madysen; 2167 - Nonnenberg, Janae; 3002 - Figueroa, Rosa; 3024 - Anna, Valenzuela; 3082 - Millin, Laney; 3132 - Adams Acuity adams, kenneth; 3138 - Brookins, Tynesha; 3206 - Nance, Katina; 3220 - Esquilin, Emilia ; 4017 - Avery, Grace Taylor; 5004 - Whiting, Peggy
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1029 - Tomer, Terrell; 1063 - Hidalgo, Dante; 1139 - PENLAND, MARYANN; 1158 - Sinn, Lacie; 2032 - McQuay, Marla; 3027 - Harrington, Jacqueline; 3068 - Lopez, Davey; A040 - Franz, Mary; A075 - kay, Melissa; A079 - Monroe, Kenya; A087 - George, Chinua; A123 - PENLAND, MARYANNE; B204 - Matera, Carolyn; B235 - Leon-Garcia, Paola; C321 - stolen, Ben; C327 - Williams, Glenda; C329 - rivero, Luis; C354 - Soto, Edwin; C357 - clifton, Herman; D415 - Alonso, Eduardo; D434 - Thompson, Courtney; D448 - Acuna, Agripino; E519 - Welsh, Eric C; F618 - danielss, Leroy; G701 - perez, Wilmer; G706- O'conner, Hannah; H804 - sforza, michael; RV07 - Blaylock, Jovie
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
0125 - Rodriguez, Nereida; 0160 - Ferraro, Jared; 1041 - Johnson, Rebecca; 1071 - Norde, Jennyfair; 1246 - Huskey, Clarissa; 1309 - Smythe, Shantel; 1338 - Smith, Ramirez; 201 - Church, Pam; 226 - Moley, Aryanna; 253 - Gerner, Richard; 713 - Hayes, Julian; 730 - Bankston, Rico; 746 - Rodriquez, Kayla; 817 - OLeary, Patrick; 835 - Rawls, Alicia; 931 - Harbart, Tamara

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

July 10, 17, 2026 26-02388H

FIRST INSERTION

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the **"Board"**) of the Wynnmere East Community Development District (the **"District"**) will hold a public hearing and a meeting on **Tuesday, August 11, 2026, at 6:00 p.m. at Rizzetta & Company located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.**

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

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

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

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

Lot Type	Total # of Units	EAU Factor	Current Unit Annual O&M Assessment (October 1, 2025– September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 – September 30, 2027)	Change in Annual Dollar Amount
Single Family	316	1.00	$829.78	$894.33	$64.55

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.

Rachel Welborn, District Manager

July 10, 2026 26-02444H

--- PUBLIC NOTICES ---

FIRST INSERTION

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings and Regular Meeting

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

DATE: August 5, 2026
TIME: 5:00 p.m.
LOCATION: 6801 Colonial Lake Drive
Riverview, Florida 33578

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Total EAUs	Per Unit Annual Assessment Comparison Fiscal Year 2025-2026	Proposed Increase for Fiscal Year 2026-2027	Percentage Increase	Per Unit Annual Assessment Comparison Fiscal Year 2026-2027
Townhomes	40	1.00	40.00	$1,500.00	$1,650.00	10%	$150.00
Single Family	785	1.00	785.00	$1,500.00	$1,650.00	10%	$150.00
Commercial	10.83	2.82	30.50	$4,225.00	$4,647.50	10%	$422.50

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County (**"County"**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

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

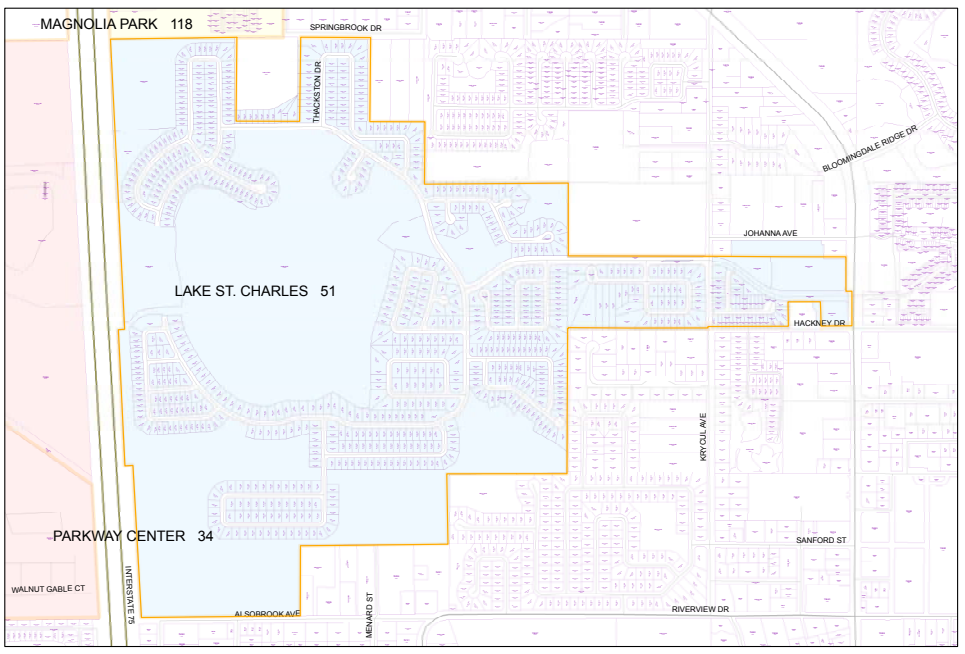
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (**"District Manager's Office"**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lake St. Charles Community Development District
District Manager



July 10, 17, 2026 26-02390H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Grand Hampton Community Development District (the **"District"**) will hold a public hearing and a meeting Thursday, August 6, 2026, at 3:00 p.m. at the Grand Hampton Clubhouse located at 8301 Dunham Station Drive, Tampa, Florida 33647.

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.grandhamptoncdd.org/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at 813-933-5571.

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.

TOTAL O&M BUDGET	**$254,042.00**
COLLECTION COSTS @	**$5,405.15**
EARLY PAYMENT DISCOUNT @	**$10,810.30**
TOTAL O&M ASSESSMENT	**$270,257.45**

Lot Size	EAU Factor	O&M	Series 2014 Debt Service	Series 2016 Debt Service	Total
Townhouse	0.70	153.59	528.07	0	681.66
Phases 1-3					
Neo-Traditional	0.75	164.56	565.79	0	730.35
Single Famlly 50'	1.00	219.42	754.39	0	973.81
Single Famlly 52'	1.00	219.42	754.39	0	973.81
Single Famlly 60'	1.20	263.3	905.27	0	1168.57
Single Famlly 75'	1.50	329.13	1131.59	0	1460.72
Single Famlly 85'	1.70	373.01	1282.46	0	1655.47
Phases 4-6					
Neo-Traditional	0.75	164.56	0	546.77	729.33
Single Famlly 50'	1.00	219.42	0	752.74	972.16
Single Famlly 52'	1.00	219.42	0	752.74	972.16
Single Famlly 60'	1.20	263.3	0	903.97	1167.27
Single Famlly 70'	1.50	329.13	0	1129.53	1458.66

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

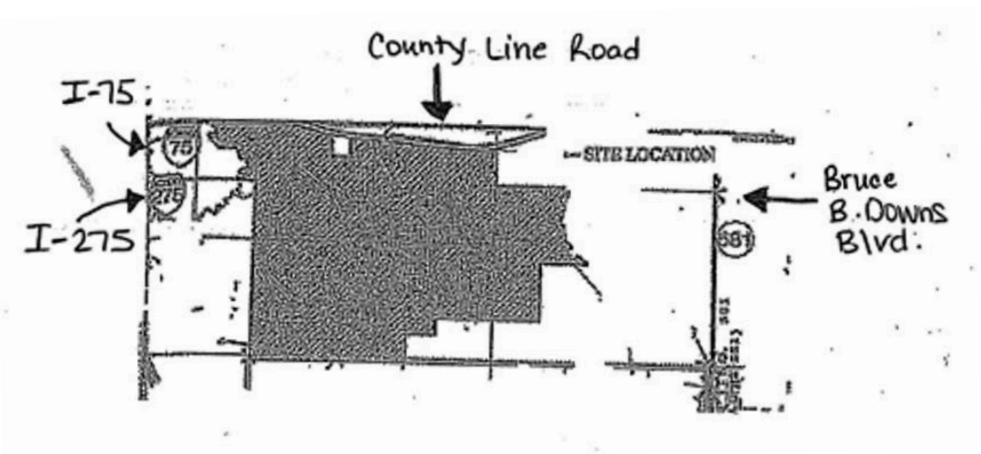
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Daryl Adams, District Manager



July 10, 2026 26-02392H

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 BAM located at 3407 S Macdill Ave, in the County of Hillsborough, in the City of Tampa, Florida 33629 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 07th day of July, 2026.

THE THIRSTY PEOPLE LLC

July 10, 2026 26-02434H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002095
Division B
IN RE: ESTATE OF LUPE DEAN MANCUSO
Deceased.

The administration of the estate of Lupe Dean Mancuso, deceased, whose date of death was April 7, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. 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 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 July 10, 2026.

Personal Representative:
Charles Mancuso
12207 Pissaro Dr
North Potomac, Maryland 20878
Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com

July 10, 17, 2026 26-02418H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Longleaf Community Development District (the **"District"**) will hold a public hearing and a meeting Wednesday, August 5, 2026, at 6:00 p.m. at the Longleaf Town Hall located at 3141 Deland Street, New Port Richey, Florida 34655.

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.longleafcommunity.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at hjackson@inframark.com or via phone at (941) 356-8514.

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.

Product	EAU	O&M Per Unit
Townhome	1.00	$682.15
Townhome N3 Replat	1.19	$810.05
Condo	1.00	$682.15
SF 34'	1.99	$1,357.48
SF 42'	2.28	$1,557.93
SF 50'	2.93	$1,996.71
SF 60'	3.57	$2,435.49
SF 70'	4.21	$2,874.27
SF 100'	5.16	$3,522.67
Commercial	19.12	$13,042.58

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

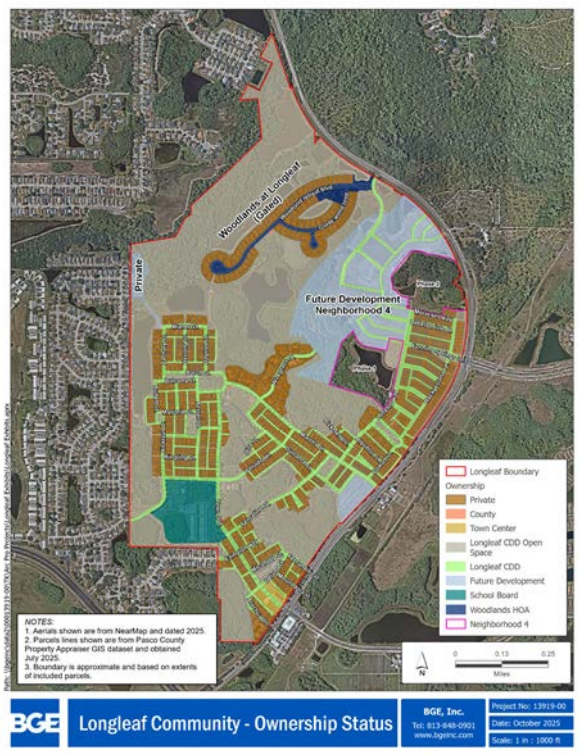
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Heather Jackson, District Manager



July 10, 2026 26-02391H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings and Regular Meeting

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

DATE: August 19, 2026
TIME: 5:30 p.m.
LOCATION: Bloomingdale Regional Public Library
1906 East Bloomingdale Ave
Valrico, FL 33596

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, 2025, and ending September 30, 2026 (**"Fiscal Year 2026"**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family – 50'	317	1.00	1,749.75
Single Family – 60'	168	1.20	2,099.75
Single Family – 70'	138	1.40	2,449.71

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County (**"County"**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

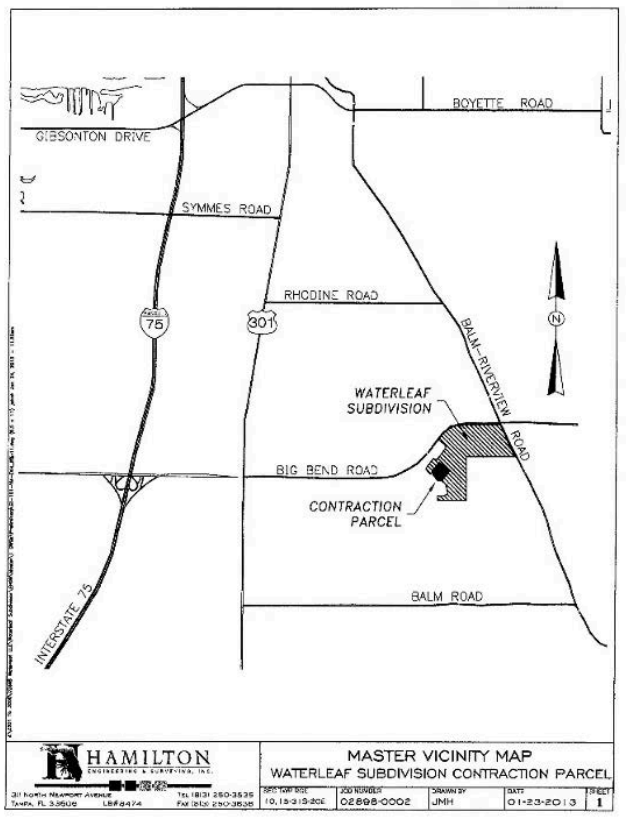
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by phone at (813) 344-4844 (**"District Manager's Office"**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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



July 10, 17, 2026 26-02422H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002253
IN RE: ESTATE OF CHRISTINA LINDSTROM, Deceased.

The administration of the estate of CHRISTINA LINDSTROM, deceased, whose date of death was January 8, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: July 10, 2026.

BARRY LINDSTROM
Personal Representative
6430 Santa Monica Drive
Tampa, FL 33615
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
July 10, 17, 2026 26-02405H

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-002102
Division A
IN RE: ESTATE OF JOHN JAMES HICKS, Deceased.

The administration of the estate of JOHN JAMES HICKS, deceased, whose date of death was April 14, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: July 10, 2026

KAREN LOUISE HILL
Personal Representative
1018 Fordham Drive
Sun City Center, FL 33573
JAMES P. HINES JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, PL
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
July 10, 17, 2026 26-02406H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
File Number: 26-CP-001546
IN RE: The Estate of: ROBERT N. ZIMMERMAN, JR. Deceased.

The administration of the estate of ROBERT N. ZIMMERMAN, JR., deceased, whose date of death was July 26, 2025, and whose social security number is xxx-xx-7650, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives' attorney are set forth below.

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

All 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 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 FOREVER BARRED.

The date of first publication of this notice is July 10, 2026.

Personal Representative:
LAURA L. PENN
701 Sailfish Drive
Brandon, Florida 33511
lauralzimmerman@yahoo.com
Attorney for Personal Representative:
By: /s/Thomas J. Gallo
Thomas J. Gallo, Esq.
THOMAS J. GALLO, ATTORNEY, P.A.
Florida Bar # 0723983
2240 Lithia Center Lane
Valrico, Florida 33596
Thomas@TomGalloLaw.com
Telephone: (813) 815-4529
July 10, 17, 2026 26-02427H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE E-SUITE
Business Observer

--- PUBLIC NOTICES ---

FIRST INSERTION

WATERSET SOUTH 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 Waterset South Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE: August 13, 2026
TIME: 10:00 a.m.
LOCATION: 2700 South Falkenburg Road, #2745
Riverview, Florida 33578

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"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
PHASES A, D-1, D-2, G-1			
Single Family 40'	264	0.80	**$1,170.47**
Single Family 50'	182	1.00	**$1,463.09**
Single Family 60'	126	1.20	**$1,755.71**
Single Family 70'	26	1.40	**$2,048.32**
PHASE G-2			
Single Family 50'	167	1.00	**$1,463.09**
Single Family 60'	86	1.20	**$1,755.71**
Single Family 70'	50	1.40	**$2,048.32**
PHASE E			
Townhome 20'	132	.40	**$585.24**
Townhome 24'	72	.48	**$702.28**
Single Family 31.25	76	.63	**$921.75**
PHASE H-1			
Single Family 40' (PH H)	55	.80	**$1,170.47**
Single Family 50' (PH H)	9	1.00	**$1,463.09**
Single Family 60' (PH H)	7	1.20	**$1,755.71**
PHASE H-2			
Single Family 40' (PH H)	16	.80	**$1,170.47**
Single Family 50' (PH H)	68	1.00	**$1,463.09**
Single Family 60' (PH H)	7	1.20	**$1,755.71**
Single Family 70' (PH H)	24	1.40	**$2,048.32**
AGE QUALIFIED			
PHASE B			
Duplex/Paired Villa	46	0.00	**$913.90**
Single Family 50'	77	0.00	**$1,269.31**
Single Family 60'	59	0.00	**$1,523.17**
PHASE C1			
Duplex/Paired Villa	10	0.00	**$913.90**
Single Family 50' (PH C)	73	0.00	**$1,269.31**
Single Family 60' (PH C)	9	0.00	**$1,523.17**
UNPLATTED			
AGE QUALIFED			
PHASE C2			
Duplex/Paired Villa	44	0.00	**$0.00**
Singel Family 50' (PH C)	103	0.00	**$0.00**
Single Family 60' (PH C)	131	0.00	**$0.00**
CONVENTIONAL			
PHASE 1			
Single Family 40' (PH H)	60	0.00	**$0.00**
Single Family 50' (PH H)	64	0.00	**$0.00**
Single Family 60' (PH H)	30	0.00	**$0.00**
Single Family 70' (PH H)	28	0.00	**$0.00**

*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 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

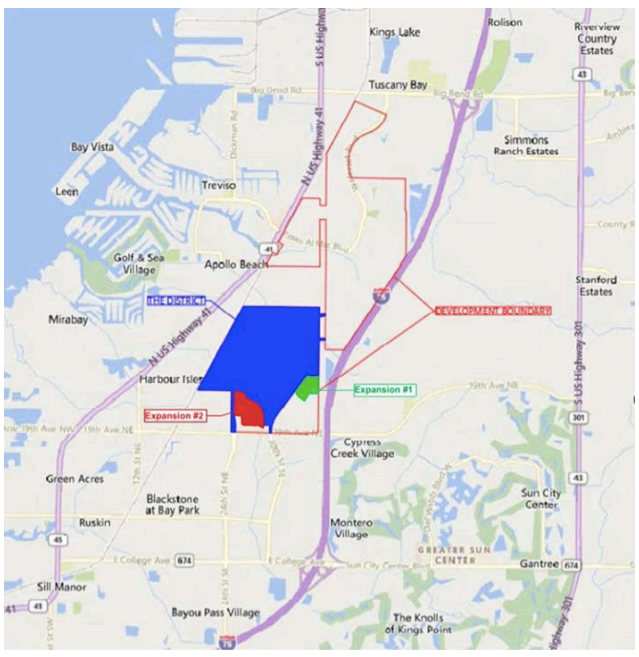
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.watersetsouthcdd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager

WATERSET SOUTH CDD LOCATION MAP



July 10, 17, 2026 26-02421H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-053483
HAWKS POINT HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
MICHAEL RUMBLE, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,
Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 131, of HAWKS POINT PHASE 1A-2 – 2nd Partial Replat, according to the Plat thereof, as recorded in Plat Book 120, Page(s) 250 through 256, inclusive, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 21st day of August, 2026.

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

DATED this 7 day of July 2026.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
July 10, 17, 2026 26-02437H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002217
Division B
IN RE: ESTATE OF ROBERT YOUNG BURCHETT, aka ROBERT BURCHETT
Deceased.

The administration of the estate of ROBERT YOUNG BURCHETT, also known as ROBERT BURCHETT, deceased, whose date of death was February 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. 33606, 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: July 10, 2026.

CARRIE BURCHETT
Personal Representative
10307 Carroll Shore Place
Tampa, FL 33612
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
July 10, 17, 2026 26-02407H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2198
IN RE: ESTATE OF AMIRA ELENA GOMEZ ROJAS
Deceased.

The administration of the estate of AMIRA ELENA GOMEZ ROJAS, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The 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 July 10, 2026.

Personal Representative:
FABIO M. GOMEZ
13801 Khilani Court
Tampa, Florida 33624
Attorney and Personal Representative:
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com
July 10, 17, 2026 26-02426H

FIRST INSERTION

RE-NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 2024-CA-010399
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C,
Plaintiff, vs.
KIRTLEY ACQUISITIONS, LLC, a Florida limited liability company, et al.
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 1, 2026 entered in Civil Case No. 2024-CA-010399 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C is Plaintiff and KIRTLEY ACQUISITIONS, LLC; JOHNNIE BURKE POOLE, SR. a/k/a JOHNIE B. POOLE, SR.; DANIEL LENNARD SANDERS, a/k/a DANIEL L. SANDERS; MEDGED LEADS, LLC; TIDEWATER FINANCE COMPANY, TRADING AS TIDEWATER CREDIT SERVICES and TIDEWATER MOTOR CREDIT; FEWOX ROBERT DEMPSEY LLC; ROBERT FEBOX, an individual; and OCCUPANT(S) OR TENANT(S) , are Defendant(s).

The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on August 3, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 9, STRATHMORE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Address: 1911 East Genesee Street, Tampa, Florida 33610
Parcel ID: 157704-0000

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of 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 2nd day of July, 2026.
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Email: service@mls-pa.com
BY: /s/ Mathew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
July 10, 17, 2026 26-02412H

--- PUBLIC NOTICES ---

FIRST INSERTION

ENCORE 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 Encore Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE: August 13, 2026
TIME: 1:30 p.m.
LOCATION: Ella at Encore, 1210 Ray Charles Blvd. Tampa, Florida 33602

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 or Acres	EAU/ERU Factor	Proposed O&M Assessment
Affordable MF Rental (AFR)	575	.40	$256.10
Market Rate Rental MF (MRKR)	1,561	.50	$320.12
Market Rate MF Condo (MRKC)	138	.70	$448.17
Hotel	227	.70	$448.17
Retail	60,000 SF	1,000.00	$0.64
Other Retail	83,047 SF	1,250.00	$0.51
Office	43,884 SF	1,500.00	$0.43

*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 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.

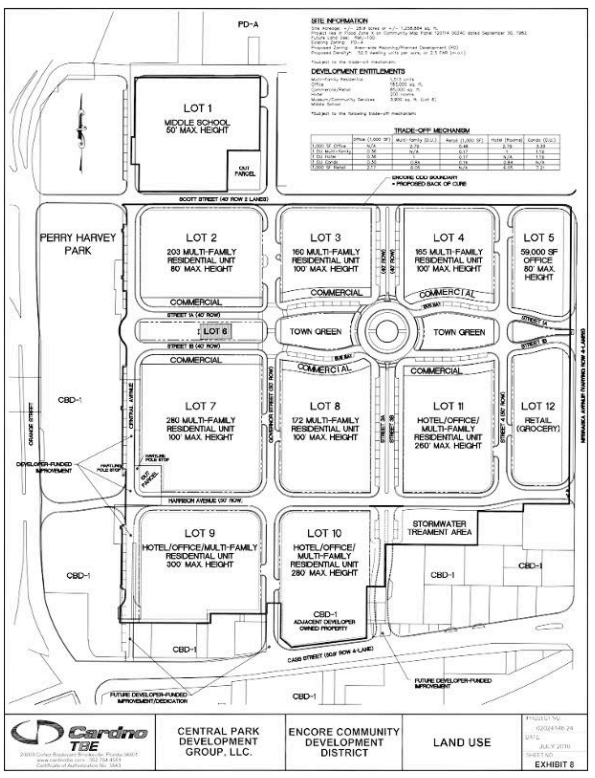
Additional Provisions

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, FL 33614, (813) 533-2950 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.encorecdd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

Rachel Welborn, District Manager



July 10, 2026 26-02443H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-006010
WILMINGTON SAVINGS FUND SOCIETY. FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1,
Plaintiff, vs.
ZACHARY HILTON; MIA HILTON; CITRUS STEEPLECHASE 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 October 1, 2025 and an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated June 30, 2026, entered in Civil Case No.: 25-CA-006010 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 FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, Plaintiff, and ZACHARY HILTON; MIA HILTON; CITRUS STEEPLECHASE 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 6th day of August, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 15, STEEPLECHASE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.

Dated: July 1, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51734
July 10, 17, 2026 26-02350H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 292026CA002528A001HC
DIVISION: I
RF -Section II
TH MSR HOLDINGS LLC,
Plaintiff, vs.
ANDREA MITCHELL A/K/A ANDREA T. MITCHELL A/K/A ANDREA TERRELL MITCHELL; TRENITA MITCHELL A/K/A TRENITA RENAY MITCHELL A/K/A TRENITA RENAY SUTTON; TOWD POINT MASTER FUNDING TRUST 2023-O6 B, E AL.,
Defendant(s).

TO: TRENITA MITCHELL A/K/A TRENITA RENAY MITCHELL A/K/A TRENITA RENAY SUTTON
Last Known Address
9804 OCASTA ST
RIVERVIEW, FL 33569
Current Residence is Unknown
TO: UNKNOWN SPOUSE OF ANDREA MITCHELL A/K/A ANDREA T. MITCHELL A/K/A ANDREA TERRELL MITCHELL
Last Known Address
9804 OCASTA ST
RIVERVIEW, FL 33569
Current Residence is Unknown
TO: UNKNOWN SPOUSE OF TRENITA MITCHELL A/K/A TRENITA RENAY MITCHELL A/K/A TRENITA RENAY SUTTON
Last Known Address
9804 OCASTA ST
RIVERVIEW, FL 33569
Current Residence is Unknown

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

LOT 13, BLOCK 8, CRISTINA PHASE III, UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 8/4/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on June 29, 2026.
Victor Crist
As Clerk of the Court
(SEAL) By: Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
2970-227518 / ME2
July 10, 17, 2026 26-02401H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-002576
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA B. SIMPSON, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on August 11, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 13, Block 1, DELANEY CREEK ESTATES, according to that certain plat as recorded to Plat Book 78, Page 14, Public Records of Hillsborough County, Florida.

Property Address: 8725 Fish Lake Road, Tampa, FL 33619

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less that seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 2nd day of July, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 10, 17, 2026 26-02341H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO. 21-CA-010036
ANDREA SARANDES,
Plaintiff; v.
SANDRA TORRES, JHON TORRES, and JS#2 INVESTMENT, INC.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Order Rescheduling Foreclosure Sale dated May 8, 2026, and entered in 2021-CA-010036 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein ANDREA SARANDES is the Plaintiff and SANDRA TORRES, JHON TORRES and JS#2 INVESTMENT, INC. are Defendants. Victor D. Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash electronically/online at http://www.hillsborough.realforeclose.com. at 10:00 AM on the 15th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

The West 1/2 of the West 1/2 of the East 1/2 of the SW 1/4 of the SW 1/4, LESS the North 811 feet LESS road right of way, Hillsborough County, Florida. Section 23, Township 29 South, Range 22 East, all being in Hillsborough County.

Property Address: 2121 Beal Road, Plant City, FL 33567

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.

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

Dated: June 9, 2026
/s/George Harder
George Harder
FBN: 88649
Harder Law
23110 S.R. 54, #157
Lutz, FL 33549
Phone: 813.455.4551
gharder@HarderLawGroup.com
Pleadings@HarderLawGroup.com
July 10, 17, 2026 26-02342H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-001823
DIVISION: J
MIDFIRST BANK
Plaintiff, v.
RONALD PEREZ AVILA, ET AL.
Defendants.

TO: RONALD PEREZ AVILA,
Current residence unknown, but whose last known address was:
6731 ISLANDER LN, TAMPA, FL 33615-2589
TO: DEILI AVILA GARCIA,
Current residence unknown, but whose last known address was:
6731 ISLANDER LN, TAMPA, FL 33615-2589
TO: LEIDI AVILA GARCIA,
Current residence unknown, but whose last known address was:
6731 ISLANDER LN, TAMPA, FL 33615-2589
TO: TAIMA MARTINEZ FIGUEREDO AS KNOWN SPOUSE OF RONALD PEREZ AVILA,
Current residence unknown, but whose last known address was:
6731 ISLANDER LN, TAMPA, FL 33615-2589

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

LOT 34, BLOCK 5, BAY PORT COLONY PHASE III UNIT II-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE(S) 6, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 08/05/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this day of JUN 30 2026.
Victor D. Crist
Clerk of the Circuit Court
(SEAL) By: Patricia Corbin
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011557
July 10, 17, 2026 26-02387H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-011241
NAVY FEDERAL CREDIT UNION, Plaintiff, vs.
BRADLEY J CETO A/K/A BRADLEY CETO, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 28, 2026 in Civil Case No. 25-CA-011241 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and Bradley J Ceto a/k/a Bradley Ceto, 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 29th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 30, Block 1, FOUR WINDS ESTATES UNIT SIX, according to plat thereof as recorded in Plat Book 55, Page 68, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13301FL
July 10, 17, 2026 26-02351H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-CA-002941
Division: F
M FUNDING I, LLC, a Florida limited liability company, Plaintiff, vs.
2408 W KENNEDY LLC, a Florida limited liability company, STATE OF FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION, DIVISION OF ALCOHOL BEVERAGES AND TOBACCO, UNITED STATES OF AMERICA, ACTING THROUGH THE INTERNAL REVENUE SERVICE, and STATE OF FLORIDA DEPARTMENT OF REVENUE, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 1, 2026, entered in the above-captioned case that the Clerk of Court of Hillsborough County, Florida, Victor D. Crist, will sell the following property situated in Hillsborough County, Florida, described as:

Florida Alcoholic Beverage License Number BEV 39-03646 4COP (Hillsborough County)

at public sale on September 2, 2026 at 10:00 A.M. to the highest and best bidder for cash online at www.hillsborough.realforeclose.com for online auctions.

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

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

DATED: July 6, 2026.
RESPECTFULLY SUBMITTED,
/s/ Erik Johanson
Erik Johanson, Esq.
Florida Bar No. 106417
Joseph R. Boyd, Esq.
Florida Bar No. 1039873
ERIK JOHANSON PLLC
3414 W. Bay to Bay Blvd.
Suite 300
Tampa, FL 33629
(813) 210-9442
erik@johanson.law
jr@johanson.law
e-service@johanson.law
Counsel for the Plaintiff
July 10, 17, 2026 26-02413H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-002835
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
ERIKA MARIE KNUDSEN A/K/A ERIKA KNUDSEN A/K/A E. KNUDSEN, et al., Defendant.

To: ERIKA MARIE KNUDSEN A/K/A ERIKA KNUDSEN A/K/A E. KNUDSEN, 16630 MAUDE DR, WIMAUMA, FL 33598
UNKNOWN SPOUSE OF ERIKA MARIE KNUDSEN A/K/A ERIKA KNUDSEN A/K/A E. KNUDSEN, 16630 MAUDE DR, WIMAUMA, FL 33598
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RICHARD LAWRENCE SIEGEL A/K/A R.L. SIEGEL, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
(RESIDENCE UNKNOWN)
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 358, SHELL COVE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 07/14/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of JUN 08 2026.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20583FL
July 10, 17, 2026 26-02400H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-001298
DIVISION: E
RF – SECTION
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
UNKNOWN HEIRS OF THOMAS MAGERS, ET AL. Defendants

To the following Defendant(s):
JAMEY MABRY (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 7163 PALM DR., MILLINGTON, TN 38053-3826
TINA LINDSEY (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 1845 NOTTINGHAM DR., VESTAVIA, AL 35216
Additional Address: 1514 OAK PARK DR., HOOVER, AL 35080-7746
TERRIE GIPSON (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 15292 ONEAL ROAD, GULFPORT, MS 39503
MELINDA BREWER (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 119 KINGS RIDGE DR., BRANDON, MS 39047
Additional Address: 165 LAWRENCE STREET, BRANDENBURG, KY 40108
UNKNOWN HEIRS OF KAREN KNIGHT (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN
UNKNOWN HEIRS OF PAULA JACKSON (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN
KIMBERLY NICOLE NICHOLS F/K/A KIMBERLY NICOLE FREEMAN
(CURRENT RESIDENCE UNKNOWN)
Last Known Address: 971 JOE ROAD, MOCKSVILLE, NC 27028
Additional Address: 135 DUKE ST., COOLEEMEE, NC 27014-0077
JERRY WOLFE (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 2600 PINEAPPLE AVE #D6, MELBOURNE, FL 32935
Additional Address: 2133 DRYDEN CT., MELBOURNE, FL 32935-3627
CURT MABRY (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 111 SOUTH HIGHLANDS ST. APT 337, MEMPHIS, TN 38111
UNKNOWN HEIRS OF KIMBERLY THOMAS (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN

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

LOT 4, BLOCK 8, LAKE MAGDALENE MANORS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE(S) 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 13923 SHADY SHORES DRIVE, TAMPA FL 33613

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 8/5/2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 30 day of June, 2026.

Victor D. Crist
HILLSBOROUGH COUNTY CLERK OF COURT
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE, SUITE #110,
DEERFIELD BEACH, FL 33442
FN20609-25RM/cam
July 10, 17, 2026 26-02339H

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-003855
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHIRLEY DAVIS THOMPSON, DECEASED. et. al. Defendant(s),

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

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

THE SOUTH 55 FEET OF THE NORTH 387 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 19 EAST, ALL LYING IN HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 08/11/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of JUL 06 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-399152
July 10, 17, 2026 26-02425H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003753
MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.
KENDRA A. WASHINGTON F/K/A KENDRA A. SILER , et al., Defendant(s).

TO: Kendra A. Washington f/k/a
Kendra A. Siler
5341 Fallen Leaf Drive
Riverview FL 33578

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

LOT 4, BLOCK 17, MAGNOLIA PARK NORTHEAST RESIDENTIAL PHASE 1, HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE(S) 129-143, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Commonly referred to as: 5341 Fallen Leaf Drive, Riverview, FL 33578.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, CHAD SWEETING, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, 08/04/2026, 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 29, 2026

Victor D. Crist
CLERK OF THE COURT
(SEAL) By: Patricia Corbin
Deputy Clerk

CHAD SWEETING, ESQUIRE,
Plaintiff's Attorney,
ARIAS BOSINGER, PLLC,
280 W. Canton Avenue, Suite 330,
Winter Park , Florida 32789
July 10, 17, 2026 26-02345H

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-013084
DIVISION: G
Lakeview Loan Servicing, LLC Plaintiff, -vs.-
Jose Velasquez Ontiveros a/k/a Jose Velazquez Ontiveros a/k/a Jose Velasques Ontiveros; Unknown Spouse of Jose Velasquez Ontiveros a/k/a Jose Velazquez Ontiveros a/k/a Jose Velasques Ontiveros; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

TO: Unknown Parties in Possession #1: 7804 Tidewater Trail, Tampa, FL 33619 and Unknown Parties in Possession #2: 7804 Tidewater Trail, Tampa, FL 33619

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

LOT 32, BLOCK 6, CLAIR-MEL CITY, UNIT NO. 3, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
more commonly known as 7804 Tidewater Trail, Tampa, FL 33619.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 7/31/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on June 25, 2026.

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
25-334572 FC01 MTT
July 10, 17, 2026 26-02346H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-005674
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE NIEVES ROSARIO, DECEASED. et. al. Defendant(s),

TO: LUIS FRANCISCO NIEVES,
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 49, OF SOUTH FORK TRACT V PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 104, 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 08/06/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of JUL 01 2026.

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
25-300125
July 10, 17, 2026 26-02347H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-004982
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
ROSA M. GONZALEZ CORRALES; et al.,
Defendant(s).

TO: Rosa M. Gonzalez Corrales
Last Known Residence: 2708 N Matanzas Ave Tampa, FL 33607
TO: Unknown Spouse of Rosa M. Gonzalez Corrales
Last Known Residence: 2708 N Matanzas Ave Tampa, FL 33607

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

THE SOUTH 60 FEET OF LOTS 4 AND 5, BLOCK 8, GHIRA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 08/03/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on JUN 26 2026.

As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1190-229B
Ref# 19654
July 10, 17, 2026 26-02395H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-CA-006228
Division: K
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL1
Plaintiff vs.
THE ESTATE OF LUVERNE JEFFERSON; ET AL.
Defendants

TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
3203 E 22nd Ave
Tampa, FL 33605

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

LOT 7, BLOCK 7, LITTLE CUBA SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 8/6/2026, and file the original with the clerk of this court at 800 E. Twiggs Street, Tampa, Florida 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Dated on 7/1/2026

Victor D. Crist
CLERK OF THE COURT
(SEAL) By: Jennifer Taylor
As Deputy Clerk

Law Office of Gary Gassel, P.A.
2191 Ringling Blvd
Sarasota, FL 34237
Pleadings@Gassellaw.com
Attorney for Plaintiff
July 10, 17, 2026 26-02396H

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-006010
Navy Federal Credit Union
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 Cedric A. Pinnock a/k/a Cedric Alphonso Pinnock Jr., Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Cedric A. Pinnock a/k/a Cedric Alphonso Pinnock Jr., 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 1, BLOCK 38, SUNSHINE VILLAGE, PHASES 3A AND 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 197, 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 Orlando F. Amador, 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 8/3/2026, 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 6/26/2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01248
July 10, 17, 2026 26-02410H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-001003
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
STEPHANIE ANN GONZALEZ A/K/A STEPHANIE GONZALEZ, et al.,
Defendant.

To the following Defendant(s):
WAVERLY VILLAGE HOMEOWNERS' ASSOCIATION, INC
C/O WAVERLY VILLAGE HMONRS ASSC
3536 VILLAGE WAY
TAMPA FL 33629

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 59, WAVERLY VILLAGE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 136, PAGES 56 THROUGH 61, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, Esq. McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 5/22/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on April 16, 2026.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-15185FL
July 10, 17, 2026 26-02411H

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-002612
Village Capital & Investment LLC
Plaintiff, vs.
Dale E. Lock a/k/a Dale Edward Lock; Joseph B. Perrone a/k/a Joseph Brian Perrone; United States of America on behalf of the Small Business Administration
Defendants.

TO: Dale E. Lock a/k/a Dale Edward Lock
Last Known Address: 823 Blue Heron Blvd, Apt B, Ruskin, FL 33570
TO: Joseph B. Perrone a/k/a Joseph Brian Perrone
Last Known Address: 1110 Boll Weevil Cir., Apt 3019, Enterprise, AL 36330

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

LOT 20, POINT HERON SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 33, PAGE 79, IN 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 Orlando F. Amador, 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 08/03/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

DATED on JUN 26 2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F04331
July 10, 17, 2026 26-02415H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002230
IN RE: ESTATE OF SUSAN JEANETTE CLARK, Deceased.

The administration of the estate of SUSAN JEANETTE CLARK, Deceased, whose date of death was April 9, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 10, 2026.

CLAUDE COTTON,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
July 10, 17, 2026 26-02438H

FIRST INSERTION

NOTICE OF BOARD MEETING
WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **July 22, 2026, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC
July 10, 2026 26-02431H

FIRST INSERTION

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Fishhawk Community Development District IV (**"District"**) will hold a public hearing on **August 6, 2026 at 10:00 a.m.** for the purpose of hearing comments and objections on the adoption of the proposed budget (**"Proposed Budget"**) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearing and meeting will take place at **The Lakehouse at Fishhawk Ranch West, 6001 Village Center Drive, Lithia, Florida 33547.** A copy of the agenda and Proposed Budget, as well as information about how the public hearing and meeting will be held, may be obtained by contacting the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.fishhawkcdd4.org .

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law, including Chapter 190, Florida Statutes. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. At the conclusion of the public hearing, the Board will, by resolution, adopt a budget to fund the operations and maintenance budget as finally approved by the Board.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 933-5571 during normal business hours, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearing and meeting, and may also file written objections with the District Manager within twenty (20) days of first 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 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.

Rachel Welborn, District Manager
July 10, 17, 2026 26-02440H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002175
Division: Probate
IN RE: ESTATE OF NORMAN STEPHEN BROWN, JR. Deceased.

The administration of the estate of NORMAN STEPHEN BROWN, JR., deceased, whose date of death was April 29, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. 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 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 July 10, 2026.

Personal Representative:
ANDREW K. MACFARLANE
16206 Muirfield Drive
Odessa, FL 33556
MATTHEW P. SCHNITZLEIN
Florida Bar Number: 126463
Attorney for Petitioner
MACFARLANE FERGUSON & MCMULLEN
One Tampa City Center
201 N. Franklin Street, Suite 2000
Tampa, FL 33602
Telephone: (813) 273-4360
Fax: (813) 273-4500
E-Mail: Mps2@macfar.com
Secondary E-Mail: Lmm@macfar.com
July 10, 17, 2026 26-02449H

--- ACTIONS / SALES ---

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-006576
SECTION # RF
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
SEAFORD FOX JACKSON IV; ECT HOMEOWNERS ASSOCIATION, INC.; HILLSBOROUGH COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; UNKNOWN SPOUSE OF SEAFORD FOX JACKSON IV; MARCIE L. LEBLANC A/K/A MARCIE LYN LEBLANC A/K/A MARCIE LEBLANC; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 03 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, EAST CHANNELSIDE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 94, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 718 S 22ND STREET, TAMPA, FL 33605

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an 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 08 day of July 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
25-02168
July 10, 17, 2026 26-02447H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-007852
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, v.
DAVID SHECHTER, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 2, 2026 and entered in Case No. 25-CA-007852 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein DAVID SHECHTER, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on August 6, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 54, OF CREEK PRESERVE PHASES 2, 3, AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 16634 CARLTON POND STREET, WIMAUMA, FL 33598 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
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
July 10, 17, 2026 26-02446H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 26-CA-002689
SENECA MORTGAGE SERVICING LLC,
Plaintiff, vs.
KAYCEE LYNN CHANDLER, et al
Defendants.

KAYCEE LYNN CHANDLER
3704 ARGON DRIVE
TAMPA, FL 33619
LAST KNOWN ADDRESS: STATED, CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 15, BLOCK 4, OF BUFFALO ESTATES UNIT NO 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE(S) 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before 7/23/2026 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on June 17, 2026.

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

DELUCA LAWGROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
26-07110-1
July 10, 17, 2026 26-02436H

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY FICITIVE KIN
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No: 26-DR-5257
Division: D
DAVID BARTLETT and MATTHEW DONOVAN,
Petitioners, and
JENNA LEE CLARY,
Respondent/Mother,

JENNA LEE CLARY
Last known address:
7205 S. 51st Avenue
Tampa, FL 33619

YOU ARE NOTIFIED that an action for Petition for Temporary Custody by Fictive Kin has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DAVID BARTLETT and MATTHEW DONOVAN, c/o Bryan Preti, Esq., whose address is Preti, P.A., P.O. BOX 2011, Brandon, FL 33509, bryan@pretilaw.com. on or before 8/6/2026, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide the following: Temporary custody and decision making of the minor child, child support, and substance abuse evaluations.

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 Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) 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: 7/1/2026

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

DAVID BARTLETT and
MATTHEW DONOVAN,
c/o Bryan Preti, Esq.,
Preti, P.A., P.O. BOX 2011,
Brandon, FL 33509,
bryan@pretilaw.com
July 10, 17, 24, 31, 2026
26-02445H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000794
Division: B
IN RE: ESTATE OF: CASEY A. HIGGINS
Deceased.

The administration of the Estate of CASEY A. HIGGINS, deceased, whose date of death was March 14, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 Section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is July 10, 2026.

Personal Representative:
Tiffany Higgins
15838 Glenarn Drive
Tampa, FL 33618
Attorney for Personal Representative:
Stephen D. Hayman, Esq.
6605 Gunn Highway
Tampa, FL 33625
FBN: 0113514
Ph: (813) 968-9846
Fax: (813) 963-0864
Primary E-Mail:
Stephen@sdhayman.com
Secondary E-Mail:
info@sdhayman.com
July 10, 17, 2026 26-02448H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003482
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
HEADSPACE PROPERTIES INC.; et al,
Defendant(s).

To the following Defendant(s):

HEADSPACE PROPERTIES INC.
(Last Known Address: MELHADO, BRIGITTE 2556 HERON LANE N, CLEARWATER, FL 33762)
BRIGITTE MELHADO
(Last Known Address: 2556 HERON LANE N, CLEARWATER, FL 33762)

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

THAT PORTION OF LOT 34 AND LOT 35, BLOCK 13. DAVIS ISLANDS SOUTH PARK SECTION, AS RECORDED IN PLAT BOOK 10, PAGE 54, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 35; THENCE NORTH 26`50`13" WEST,A DISTANCE OF 18.28 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 26`50`13" WEST, A DUSTANCE OF 14.51 FEET; THENCE CONTINUE NORTH 26`51`22" EAST. A DISTANCE OF 89.28 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, RADIAL BEARING SOUTH 54`37`49" WEST; THENCE ALONG THE ARC OF THE SAID CURVE HAVING A CENTRAL ANGLE OF 01`23`55" A RADIUS OF 1019.35FEET CHORD BEARING SOUTH 34`40`13" EAST, A DISTANCE OF 24.88 FEET; THENCE SOUTH 63`22`15" WEST, A DISTANCE OF 92.13 FEET TO THE POINT OF BEGINNING

PROPERTY ADDRESS: 170 EAST DAVIS BOULEVARD, TAMPA, FL 33606

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 8/11/2026, 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 this 6 day of July, 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
July 10, 17, 2026 26-02435H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 19-CA-005064
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST,
Plaintiff, v.
JOSE A. LUNA; CAROLYN A. LUNA; UNKNOWN SPOUSE OF CAROLYN A. LUNA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; 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,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 6, 2026 entered in Civil Case No. 19-CA-005064 in the Circuit Court of the 13th 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 RCF2 ACQUISITION TRUST, Plaintiff and JOSE A. LUNA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; UNKNOWN TENANT #1 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on August 6, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 19, BLOCK F, PROVIDENCE LAKES UNIT III PHASE C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 48 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1718 Westerly Drive, Brandon, Florida 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.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
8201 Peters Road, Suite 4000
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A Becker, Esq.
FBN: 1031460
File No: SF22021-JMV
July 10, 17, 2026 26-02430H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001984
IN RE: ESTATE OF MARION GEORGE HAYES,
Deceased.

The administration of the estate of MARION GEORGE HAYES, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough- PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 10, 2026.

LORALYN KAY HAYES
Personal Representative
1311 Oakdale Street
Plant City, FL 33563
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
July 10, 17, 2026 26-02439H

FIRST INSERTION

Notice of Public Sale

U-Stor Linebaugh

Notice is hereby given that the following storage unit is intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on July 27, 2026, at the times and locations listed below.

Unit contains general household goods and furniture unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-STOR LINEBAUGH

Start: July 27, 2026 10:30 AM EST
End: August 3, 2026 3:00 PM EST
Location: 5002 W. Linebaugh Ave, Tampa, FL 33624
Bidding: All bidding will take place online at bid13.com

166 Valarie Winston

July 10, 17, 2026 26-02432H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Rock Pack Solutions, located at 8606 Hunters Village RD, #267, in the City of Tampa, County of Hillsborough, State of FL, 33647, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 8 of July, 2026.

INTEGRATIVE PACKAGING LLC
8606 Hunters Village RD, #267
Tampa, FL 33647

July 10, 2026 26-02441H

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 BGLZ located at 400 N Tampa St Ste 1550 # 813942, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 07th day of July, 2026.

RESTREPO FOOD CONCEPTS LLC

July 10, 2026 26-02433H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-002713
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JONATHAS LUIZ PESSOA, et al.,
Defendant.

To: JONATHAS LUIZ PESSOA, 7322 CANAL BLVD, TAMPA, FL 33615
UNKNOWN SPOUSE OF JONATHAS LUIZ PESSOA, 7322 CANAL BLVD, TAMPA, FL 33615
UNKNOWN TENANT IN POSSESSION 1, 7322 CANAL BLVD, TAMPA FL 33615
UNKNOWN TENANT IN POSSESSION 2, 7322 CANAL BLVD, TAMPA FL 33615
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 15, BLOCK 2, CANAL SHORES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 91, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 7/6/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on June 2, 2026.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20515FL

July 3, 10, 2026 26-02285H

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-005515
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
JARRICA DWYER; UNKNOWN SPOUSE OF JARRICA DWYER,
Defendants,

TO: JARRICA DWYER; 204 7TH AVE NW, RUSKIN, FL 33570
UNKNOWN SPOUSE OF JARRICA DWYER; 204 7TH AVE NW, RUSKIN, FL 33570

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

LOT 1495, OF FIRST ADDITION TO RUSKIN CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 204 7TH AVE NW, RUSKIN, FL 33570.

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 August 4, 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 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

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

July 3, 10, 2026 26-02321H

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/17/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1990 FORE mobile home vehicle identification numbers HML2F28262254924A and HML2F28262254924B and all personal items located inside the mobile home. Last Tenant: Stephaniee Diana Matthews a/k/a Stephanie Diana Matthews. Sale to be held at: Alafia Riverfront Mobile Home Park, 8763 Barcin Circle, Riverview, Florida 33578, (813) 672-4330.

July 3, 10, 2026 26-02334H

SECOND INSERTION

NOTICE OF PUBLIC SALE

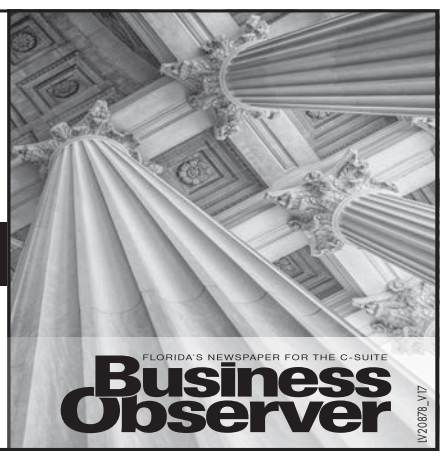
U-Stor Tampa East will be held on or thereafter the dates in 2026 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer 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

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV4680

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• Simply email your notice to legal@businessobserverfl.com
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf


LV20878_V17

--- ESTATE / ACTIONS ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002115
Division B
IN RE: ESTATE OF DAVID RUDOLPH FARMER
Deceased.

The administration of the estate of David Rudolph Farmer, deceased, whose date of death was March 15, 2026, 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 July 3, 2026.

Personal Representative:
Danielle Elizabeth Sayre
2812 24th Street SE
Ruskin, Florida 33573

Attorney for Personal Representative:
RODOLFO SUAREZ, JR., ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Petitioner
9100 S. Dadeland Blvd., Ste. 1620
Miami, Florida 33156
Tel. (305) 448-4244 /
Fax (305) 448-4211
Primary Email:
rudy@suarezlawyers.com
Secondary Email:
eservice@suarezlawyers.com

July 3, 10, 2026 26-02308H

FOURTH 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

--- ESTATE / PUBLIC NOTICES ---

SECOND 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
Beneficiares:	
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. 732.2211, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCIDT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2026-CP-002190
IN RE: ESTATE OF LILIA V. LOPEZ
Deceased.

The administration of the estate of Lilia V. Lopez, deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 July 3, 2026.

Personal Representative:
Vivian Cristina Conley
Attorney for Personal Representative:
FLORIDA ELDER LAW & LEGACY PLANNING
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@flellp.com
July 3, 10, 2026 26-02297H

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN ANDFOR 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 LANO	40 Wilkinson Rd. Randolph, NJ 07869
DOUGLAS JOSEPH FRANCISCO	15424 Plantation Oaks Drive 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:
mgreco@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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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 disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10947FL
July 3, 10, 2026 26-02287H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-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 CONDOMINIUM 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:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A Becker
FBN: 1031460
File No: 3305.000092
July 3, 10, 2026 26-02307H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 292025CA012976A001HC
DIVISION: E
RF -Section I
FAY SERVICING, LLC,
Plaintiff, vs.
KEVIN DAVID DEBOSE; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated June 18, 2026, and entered in Case No. 292025CA012976A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein FAY SERVICING, LLC is Plaintiff and KEVIN DAVID DEBOSE; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, at 10:00 a.m., on July 15, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4, BLOCK 7, CORRECTED PLAT OF IDLE GROVE PARK UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 37, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED June 24, 2026.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1491-218093 / GS1
July 3, 10, 2026 26-02295H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number: 26CP002068
IN RE: ESTATE OF ROBERT R. LEE,
Deceased.

The administration of the Estate of ROBERT R. LEE, Deceased, whose date of death was August 4, 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 for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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

Personal Representative:
ANDREA LEE
5012 SAND BROOK CIRCLE
WIMAUMA, FL 33598
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF
BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
July 3, 10, 2026 26-02278H

SECOND 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

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

SECOND INSERTION

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

The Board of Supervisors (the **"Board"**) of the RiverBend Community Development District (the **"District"**) will hold a public hearing and a meeting Thursday, August 13, 2026, at 6:00 p.m. at the RiverBend Amenity Center located at 2502 Dakota Rock Drive, Ruskin, Florida 33570.

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

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

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

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

Amanda Ferguson, District Manager
July 3, 10, 2026 26-02260H

SECOND 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

SECOND 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 benefited 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

The proposed operation and maintenance special assessments exclude collection cost and/or payment discounts that Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than $2,831,644.68 in gross revenue (this gross revenue amount includes Hillsborough County's 6% collection costs and early payment discounts).

By operation of law, the District's yearly assessments constitute a lien against benefitted property located within the District in the same manner as yearly property taxes. For Fiscal Year 2026/2027, the District intends to have the tax collector for Hillsborough County, Florida collect the assessments. **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, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll does not preclude the District from later expecting to collect those on assessments in a different manner at a future time.**

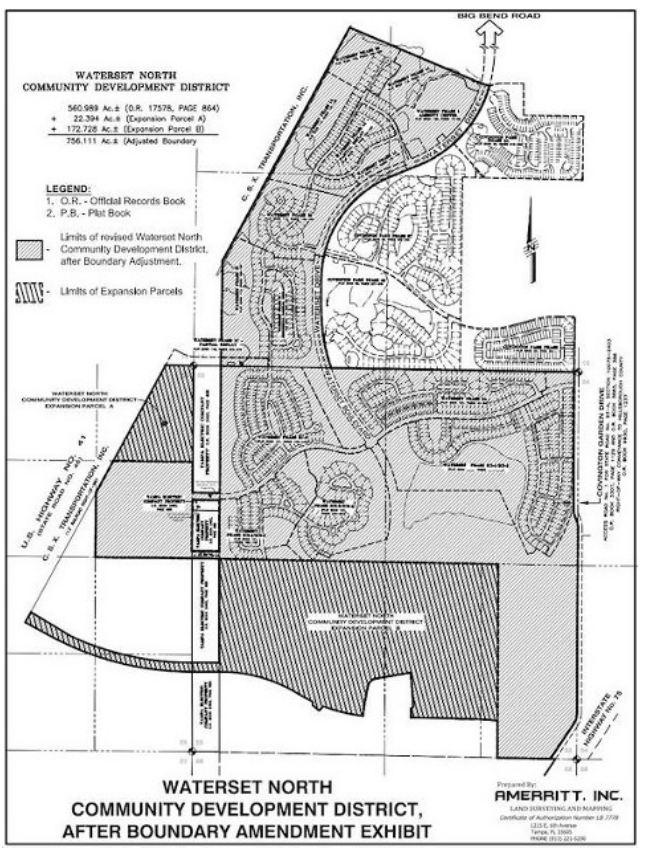
Miscellaneous Provisions

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

SECOND 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

SECOND INSERTION

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

SECOND 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

FOURTH 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

--- SALES / PUBLIC NOTICES ---

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. 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 SUBDIVISION, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-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: eportalfl@devolderlaw.com
Secondary Service email: paralegal@devolderlaw.com
July 3, 10, 2026 26-02277H

SECOND 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
Single Family 40' (M)	58	1.00	$2,741.61
Single Family 50' (M)	126	1.00	$2,741.61
Single Family 60' (M)	39	1.00	$2,741.61
Single Family 40' (N & P)	59	1.00	$2,741.61
Single Family 50' (N & P)	157	1.00	$2,741.61
Single Family 60' (N & P)	91	1.00	$2,741.61
Single Family 40' (Q)	62	1.00	$2,741.61
Single Family 50' (Q)	108	1.00	$2,741.61
Single Family 60' (Q & R)	101	1.00	$2,741.61
Single Family 70' (O)	64	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.triplecreekcdd.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

July 3, 10, 2026 26-02326H

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. 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, NORTHDALE - 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-28-27-18-0OZ-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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-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 ---

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-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 KINGBIRD 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

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-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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: C
CASE NO.: 25-CA-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

SECOND 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.: 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

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-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

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-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

SECOND INSERTION

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

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

Dated this 16 day of June, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
Charline Calhoun, Esq.
IN/23-003460
July 3, 10, 2026 26-02296H

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-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 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
25-298234 - MaS
July 3, 10, 2026 26-02317H

--- ACTIONS / SALES ---

SECOND 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, 2026 26-02311H

SECOND 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, within 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, 2026 26-02280H

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-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 SOUTHERLYMOST 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 MINUTES 38 SECONDS EAST, 117.72 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE AFORESAID LOT 36; THENCE SOUTH 69 DEGREES 47 MINUTES 14 SECONDS EAST, 56.53 FEET ALONG SAID NORTHERLY BOUNDARY LINE AND ITS EXTENSION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SETON LANE; THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST, 56.33 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 63 DEGREES 24 MINUTES 07 SECONDS WEST, 107.56 FEET TO THE POINT OF BEGINNING.

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 7/30/2026, 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, 2026 26-02306H

SECOND 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, OWNAHOME 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, 2026 26-02327H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-010789
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
MARIA D. ABREU, et al.,
Defendants.

TO: Maria D. Abreu
6727 Forrestvale Lane
Tampa, FL 33634
Maria D. Abreu
12147 Kent Grove Dr.
Spring Hill, FL 34610
Maria D. Abreu
7703 Cornwall Ln.
Tampa, FL 33615
Jeanette Perez
6727 Forrestvale Lane
Tampa, FL 33634
Jeanette Perez
8730 N. Hines Ave., Apt. 1110
Tampa, FL 33614
Unknown Spouse of Maria D. Abreu
6727 Forrestvale Lane
Tampa, FL 33634
Unknown Spouse of Maria D. Abreu
12147 Kent Grove Dr.
Spring Hill, FL 34610
Unknown Spouse of Maria D. Abreu
7703 Cornwall Ln.
Tampa, FL 33615
Unknown Spouse of Jeanette Perez
6727 Forrestvale Lane
Tampa, FL 33634
Unknown Spouse of Jeanette Perez
8730 N. Hines Ave., Apt. 1110
Tampa, FL 33614

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

Lot 38, Block 3, TOWN 'N COUNTRY PARK UNIT NO. 29, as per map or plat thereof, as recorded in Plat Book 43, Page 11, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less that seven days. If you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 26 day of June, 2026.

Victor D. Crist
as Clerk of the Circuit Court of
Hillsborough County, Florida
(SEAL) By: Jennifer Taylor
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
July 3, 10, 2026 26-02328H

SECOND 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 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 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, 2026 26-02331H

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-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, BENEFCIARIES, 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@fljud13.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: flmail@raslg.com
25-271476 - NaP
July 3, 10, 2026 26-02332H