

Public Notices



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JULY 17 - JULY 23, 2026

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Heritage Harbor Community Development District

The Board of Supervisors (the **“Board”**) of the Heritage Harbor Community Development District (the **“District”**) will hold a public hearing and a meeting on August 11, 2026, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.

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 www.heritageharborddd.org, or may be obtained by contacting the District Manager's office via email at hbeckett@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 536.

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

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

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

Heath Beckett, District Manager
July 17, 24, 2026 26-02454H

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Hawk's Point Community Development District

The Board of Supervisors (the **“Board”**) of the Hawk's Point Community Development District (the **“District”**) will hold a public hearing and a meeting on Tuesday, August 18, 2026, at 5:30 p.m. at the Hawk's Point Clubhouse, located at 1223 Oak Pond Street, 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 least 2 days before the meeting www.hawkspointcdd.org, or may be obtained by contacting the District Manager's office via email at bjeskewich@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 398.

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.

Barry Jeskewich, District Manager
July 17, 24, 2026 26-02455H

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Vista DiRoma Community Development District

The Board of Supervisors (the **“Board”**) of the Vista DiRoma Community Development District (the **“District”**) will hold a public hearing and a meeting **Wednesday, August 12, 2026, at 1:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.**

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's budget for the fiscal year beginning on April 8, 2026, and ending on September 30, 2026, (the **“FY 2026 Budget”**) and the District's budget for the fiscal year beginning October 1, 2026, and ending on September 30, 2027, (the **“FY 2027”**, collectively, the **“Budgets”**). A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. Copies of the proposed budgets and the agenda 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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Deborah Wallace, District Manager
July 17, 24, 2026 26-02451H

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

The Board of Supervisors (the **“Board”**) of the K-Bar Ranch Community Development District (the **“District”**) will hold a public hearing and a meeting Wednesday, August 5, 2026, at 6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, 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. 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.kbarranchcdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at heather@hikai.com or via phone at (813) 565-4663.

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.

Heather Dilley, District Manager
July 17, 24, 2026 26-02453H

FIRST INSERTION
The Vista DiRoma Community Development District Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors (**“Board”**) of the Vista DiRoma Community Development District (**“District”**) will hold a public hearing and a regular Board meeting on **Wednesday, August 12, 2026, at 1:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607**, to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the **“Uniform Method”**). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Hillsborough County Tax Collector.

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

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 873-7300 at least 2 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.

Deborah Wallace, District Manager
July 17, 24, 31; August 7, 2026 26-02450H

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of The Hammocks Community Development District

The Board of Supervisors (the **“Board”**) of The Hammocks Community Development District (the **“District”**) will hold a public hearing and a meeting Wednesday, August 12, 2026, at 8:00 a.m. at the Brentwood Clubhouse located at 8504 Sandpiper Ridge Avenue, 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. 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.thehammockscdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Lee.Graffius@inframark.com or via phone at (352) 531-9787.

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.

Lee Graffius, District Manager
July 17, 24, 2026 26-02535H

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the South Fork III Community Development District

The Board of Supervisors (the **“Board”**) of the South Fork III Community Development District (the **“District”**) will hold a public hearing and a regular meeting on Thursday, August 20, 2026, at 5:30 p.m. at the South Fork III CDD Clubhouse located at 11771 Ambleside Blvd, 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 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 viewed on the District's website at least two (2) days before the meeting <https://www.southfork3cdd.org/> 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 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.

Alba Sanchez, District Manager
July 17, 24, 2026 26-02452H

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 **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. 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://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 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 17, 2026 26-02466H

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the South Fork Community Development District

The Board of Supervisors (the **“Board”**) of the South Fork Community Development District (the **“District”**) will hold a public hearing and a regular meeting on Tuesday, August 11, 2026, at 6:45 p.m. at the South Fork HOA Pool Building located at 10952 Ambleside Blvd., 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 least two (2) days before the meeting <https://www.southfork.us/> or may be obtained by contacting the District Manager's office via email at mark.vega@inframark.com or via phone at (954) 603-0033.

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.

Mark Vega, District Manager
July 17, 24, 2026 26-02536H

--- PUBLIC NOTICES ---

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 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 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 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 17, 2026	26-02456H
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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. 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.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 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 17, 2026	26-02460H
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FIRST INSERTION
VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors (“Board”) of the Varrea South Community Development District (“District”) and the Auditor Selection Committee (“Audit Committee”) of the District will hold a regular meeting and audit committee meeting on July 29, 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619. The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. 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 for the meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager’s Office”), during normal business hours or by visiting the District’s website, <https://varreasouthcdd.net/>. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions where one or more supervisors will participate by telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 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 meetings 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 17, 2026	26-02486H
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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 Clay Society located at 1906 N. Armenia Ave; Studio 209 in the City of Tampa, Hillsborough, FL 33607 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

Kiln Box LLC
July 17, 2026

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Automated Wellness Spa located at 15310 Amberly Dr. in the City of Tampa, FL, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of July, 2026

HUAMEI WHOLESALE INC
GUIPING GUAN
July 17, 2026

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 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 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 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 17, 2026	26-02457H
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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. 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.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 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.

Heather Jackson, District Manager July 17, 2026	26-02461H
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FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Southshore Bay Community Development District

The Board of Supervisors (the “**Board**”) of the Southshore Bay Community Development District (the “**District**”) will hold a public hearing and a meeting Monday, August 10, 2026, at 6:00 p.m. at Hilton Garden Inn located at 4328 Garden Vista Drive, 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 www.southshorebaycdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager’s office via email at Audette@hikai.com or via phone at 813-474-7086.

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 ¹	Units	ERU	Gross Assmt/Unit
Active Adult	463	1.00	\$574.73
Production 22’ (TH Phase 5)	196	0.03	\$130.34
Production 22’ (TH Phase 6)	464	0.45	\$1,975.77
Total	1123		

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.

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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least two (2) days before the meeting 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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Deborah Wallace, District Manager July 17, 2026	26-02458H
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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 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. 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.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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Brian Young, District Manager July 17, 2026	26-02462H
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41

INTERSTATE 75

75

301

19TH AVENUE N.W.

S.R. 674 (RUSKIN–WIMAUMA ROAD)

SOUTHSHORE BAY SUBDIVISION

BISHOP ROAD

W. LAKE DRIVE

DUG CREEK ROAD

WILLOW RD.

301

S.R. 579

 HAMILTON
MASTER VICINITY MAP
SOUTHSHORE BAY CDD

July 17, 2026

26-02465H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the “**Board**”) of the Timber Creek Community Development District (the “**District**”) will hold a public hearing and a meeting **Wednesday, August 12, 2026, at 6:00 p.m. at Timber Creek Clubhouse located at 10224 Opaline Sky Court, 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.timbercreekcdd.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.

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT											
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE											
TOTAL O&M BUDGET						\$644,750.00					
COLLECTION COSTS @				2.0%		\$13,718.09					
EARLY PAYMENT DISCOUNT @				4.0%		\$27,436.17					
TOTAL O&M ASSESSMENT						<u>\$685,904.26</u>					
UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2018 DEBT SERVICE ⁽¹⁾	SERIES 2020 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2018 DEBT SERVICE ⁽²⁾	SERIES 2020 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Phase 1											
Single Family 40'	226	226	0	1.00	226.00	54.16%	\$371,514.35	\$1,643.87	\$1,250.00	\$0.00	\$2,893.87
Single Family 50'	137	137	0	1.25	171.25	41.04%	\$281,512.53	\$2,054.84	\$1,562.50	\$0.00	\$3,617.34
Phase 2											
Single Family 50'	16	0	16	1.25	20.00	4.79%	\$32,877.38	\$2,054.84	\$0.00	\$1,595.75	\$3,650.59
Total	379	363	16		417.25	100.00%	<u>\$685,904.26</u>				
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%):											
Net Revenue to be Collected:											
<u>\$644,750.00</u>											

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.

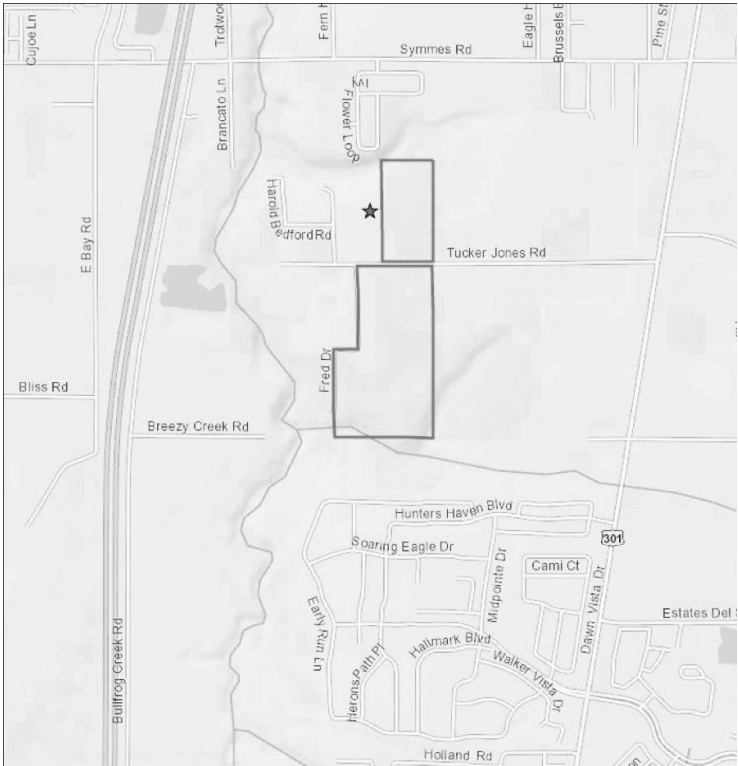
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Rachel Welborn, District Manager



July 17, 2026

26-02467H

FIRST INSERTION

SOUTH BAY 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 South Bay Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

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

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, 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 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 17, 2026

26-02463H

FIRST INSERTION

WATERSET CENTRAL 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 Waterset Central Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

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

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, 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 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 17, 2026

26-02464H

FIRST INSERTION

ENCORE 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 Encore Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

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

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, Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, FL 33578, (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 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.

Rachel Welborn, District Manager
July 17, 2026

26-02468H

--- PUBLIC NOTICES ---

FIRST INSERTION

MAGNOLIA PARK 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 Magnolia Park Community Development District (“**District**”) will hold the follow-
ing public hearings and regular meeting:

DATE: August 10, 2026
TIME: 5:30 p.m.
LOCATION: Hilton Garden Inn
4328 Garden Vista 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 (“**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 Assess-
ments, 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:

UNIT TYPE	UNIT COUNT	FIELD ERU	O&M FIELD	ADMIN ERU	O&M ADMIN	DS ADMIN	TOTAL PROPOSED
APARTMENTS	292	0.250	\$88.79	1.0	\$78.90		\$167.69
QUADS	198	0.750	\$266.38	1.0	\$78.90		\$345.28
TOWNHOME	286	0.875	\$310.78	1.0	\$78.90		\$389.68
SINGLE FAMILY 32'	49	1.000	\$355.18	1.0	\$78.90		\$434.08
SINGLE FAMILY 40'	396	1.188	\$421.95	1.0	\$78.90		\$500.85
SINGLE FAMILY 50'	240	1.375	\$488.37	1.0	\$78.90		\$567.27
QUADS W/ BOND	14	0.750	\$266.38	1.0	\$78.90	\$50.04	\$395.32
TOWNHOME W/ BOND	54	0.875	\$310.78	1.0	\$78.90	\$50.04	\$439.72
SINGLE FAMILY 32' W/ BOND	47	1.000	\$355.18	1.0	\$78.90	\$50.04	\$484.12
SINGLE FAMILY 40' W/ BOND	20	1.188	\$421.95	1.0	\$78.90	\$50.04	\$550.89
SINGLE FAMILY 50' W/ BOND	36	1.375	\$488.37	1.0	\$78.90	\$50.04	\$617.31

*includes collection costs and early payment discounts

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVA-
LIENT 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.

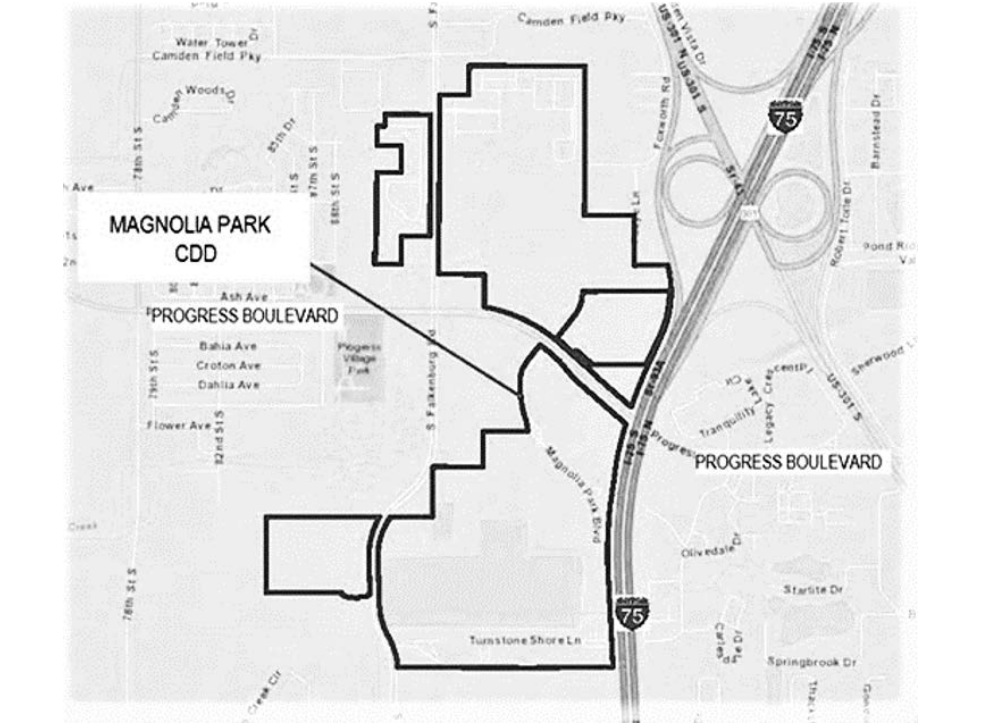
Additional Provisions

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, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32725, Phone (321) 263-0132 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at https://magnoliaparkcdd.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 17, 2026

26-02525H

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. 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.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 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.

Daryl Adams, District Manager
July 17, 2026 26-02469H

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	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 Uplift Longevity located at 400 N Ashley Dr Ste 1900 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 13th day of July, 2026 Amanda Hoelscher Uplift Longevity PLLC July 17, 2026	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of O&Y Express Logistics located at 121 Morrow Cir in the City of Brandon, Hillsborough, FL 33510 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of July, 2026 O&Y Immaculate Cleaning LLC Yaiiletis Perez Gomez July 17, 2026
26-02531H	26-02509H

FIRST INSERTION
WATER STREET TAMPA IMPROVEMENT 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 Water Street Tampa Improvement District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 5, 2026
TIME: 1:00 p.m.
LOCATION: Strategic Property Partners, LLC
1001 Water Street
Suite 1250
Tampa, FL 33602

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 and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at https://wstd.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 17, 24, 2026 26-02487H

FIRST INSERTION
SIMMONS VILLAGE 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 Simmons Village North Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 5, 2026
TIME: 10:00 a.m.
LOCATION: Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578

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

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

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

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

District Manager
July 17, 24, 2026 26-02488H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/31/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 WICK mobile home bearing the vehicle identification number 50129018W and all personal items located inside the mobile home. Last Tenants: Craig Perry, Nicole Waller, and Faye Gay Waller. Sale to be held at: Waterside Mobile Home Park, 8536 Honeywell Road, Lot No. 3, Gibsonton, Florida 33534, 201-682-2341.
July 17, 24, 2026 26-02507H

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

LV 8327 7/25

Q&A

Who benefits from legal notices?

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

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

LV 8327 7/25

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Tampa Palms 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 Compton Park Community Center located at 16101 Compton 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 www.tpoa.net at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at Patricia@havenmgt.com or via phone at 813 977-3933.

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.

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD-
PROPOSED FY 2026-27 RESIDENTIAL ASSESSMENTS

	Avg Lot Size	Acreege	Units	Assessment FY 2025-26	Per Unit 2025-26	Assessment FY 2026-27	Per Unit 2026-27	\$ Incr Vs 2025-26	% Incr FY 2025-26
Single Family Villages									
Asbury	0.4234	47.42	112	\$157,449	\$1,406	\$163,769	\$1,462	\$56	4%
Ashmont	0.3485	9.06	26	\$1,200	\$32,452	\$1,248	\$48	4%	
Cambridge 1	0.4028	14.50	36	\$8,570	\$1,349	\$50,520	\$1,403	\$54	4%
Cambridge 2	0.3723	29.78	80	\$101,227	\$1,265	\$105,288	\$1,316	\$51	4%
Cambridge 3	0.3639	11.28	31	\$38,512	\$1,242	\$40,057	\$1,292	\$50	4%
Canturbury	0.5185	14.00	27	\$45,010	\$1,667	\$46,818	\$1,734	\$67	4%
Coventry	0.4137	19.03	46	\$63,441	\$1,379	\$65,988	\$1,435	\$55	4%
Enclave	0.2611	43.34	166	\$159,366	\$960	\$165,750	\$998	\$38	4%
Estates at River Park	0.7700	8.47	11	\$25,935	\$2,358	\$26,978	\$2,453	\$95	4%
Huntington	0.4693	19.71	42	\$64,337	\$1,532	\$66,920	\$1,593	\$62	4%
Kensington	0.4681	22.00	47	\$71,841	\$1,529	\$74,726	\$1,590	\$61	4%
Manchester	0.2641	33.80	128	\$123,932	\$968	\$128,896	\$1,007	\$39	4%
Nottingham	0.2000	11.40	57	\$45,160	\$792	\$46,966	\$824	\$32	4%
Palma Vista II	0.0637	5.10	80	\$33,447	\$418	\$34,775	\$435	\$17	4%
Reserve	0.7651	87.22	114	\$267,240	\$2,344	\$277,985	\$2,438	\$94	4%
Sanctuary	0.1453	11.48	79	\$50,726	\$642	\$52,751	\$668	\$26	4%
Sterling Manor	0.1350	13.90	103	\$63,204	\$614	\$65,727	\$638	\$24	4%
Stonington	0.4615	27.23	59	\$89,121	\$1,511	\$92,699	\$1,571	\$61	4%
Tremont	0.3691	44.29	120	\$150,797	\$1,257	\$156,846	\$1,307	\$50	4%
Turnbury Wood	0.7700	3.08	4	\$9,431	\$2,358	\$9,810	\$2,453	\$95	4%
Wellington	0.2788	20.91	75	\$75,652	\$1,009	\$78,683	\$1,049	\$40	4%
Westover	0.5446	33.22	61	\$106,057	\$1,739	\$110,318	\$1,808	\$70	4%
Wyndham	0.2807	49.97	178	\$180,491	\$1,014	\$187,723	\$1,055	\$41	4%
Apartments									
S2 Amberly Place LLC	0.0600	46.20	770	\$313,999	\$408	\$326,464	\$424	\$16	4%
MEZZ TIC 1 LLC ET AL	0.0597	20.30	340	\$138,374	\$407	\$143,867	\$423	\$16	4%
CR HENLEY	0.0729	23	315	\$139,632	\$443	\$145,182	\$461	\$18	4%
Remote Site Apartments									
EAGLES POINT VENTURES	0.0617	11.84	192	\$46,658	\$243	\$48,491	\$253	\$10	4%
LANDMARK AT GRAYSON	0.1696	69.21	408	\$99,148	\$243	\$103,043	\$253	\$10	4%
Condo's									
Faircrest	0.0725	19.13	264	\$116,692	\$442	\$121,330	\$460	\$18	4%
Palma Vista I	0.0725	2.90	40	\$17,685	\$442	\$18,388	\$460	\$18	4%

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.

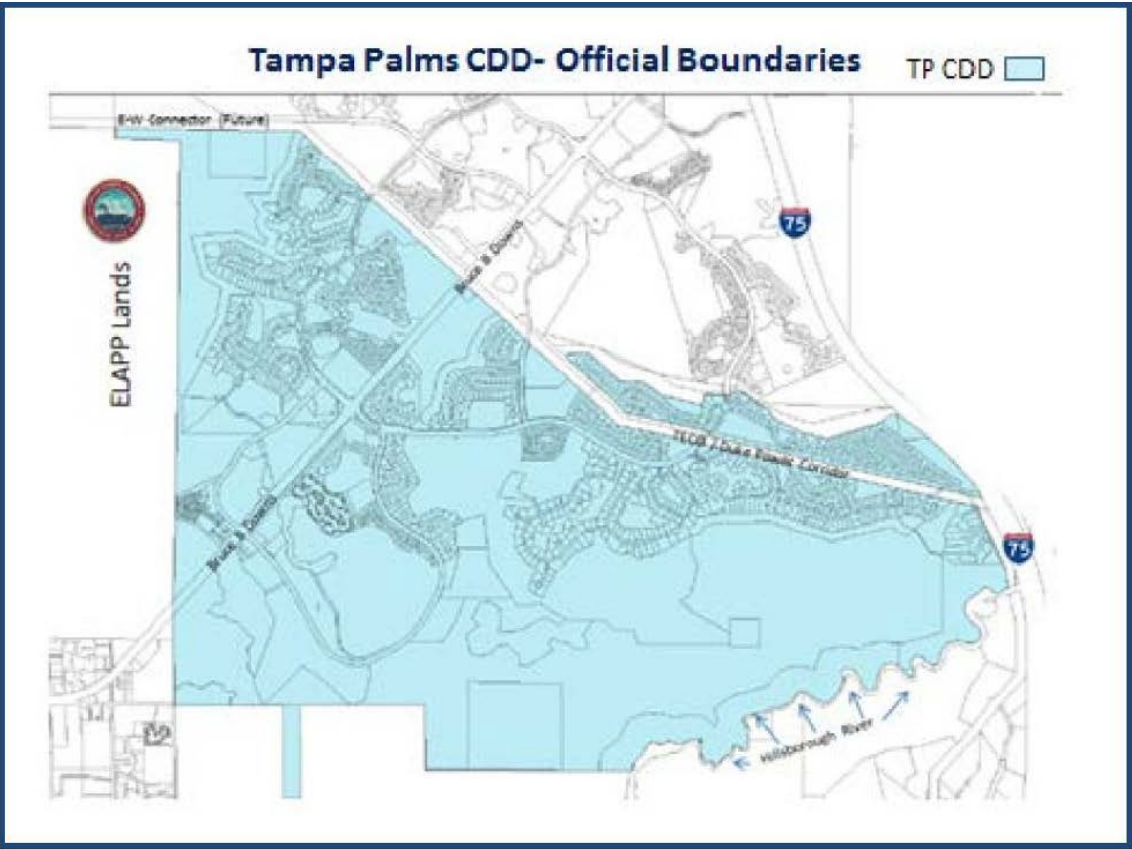
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be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

Patricia Thibault, District Manager



FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 08/10/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: FAST SERVICES FLORIDA LLC 1GCPWCED9MZ137322 2021 CHEV 14478.56 TEL:813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/

NAME: AG GOLD AUTO SALES LLC 2T2GGCEZ2RC053820 2024 LEXS 15455.94 TEL:813-697-1791 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/

NAME: TMT AUTO REPAIR LLC RS23L71160625 1967 PLYM 4489.33 TEL:813-697-1791 MV#: MV109899 LOCATION: 6402 N NEBRASKA AVE, TAMPA, FL 33604/

NAME: A & D AUTO BODY SHOP INC 5XYK6CAF4PG100196 2023 KIA 13620.49 TEL:813-697-1791 MV#: MV116320 LOCATION: 5806 BARRY LN, TAMPA, FL 33634 /

NAME: PIPO COLLISION CENTER INC 2T1BURHE3GC729465 2016 TOYT 6833.93 / 5NMJF3AE3PH228924 2023 HYUN 13554.96 TEL:813-697-1791 MV#: MV116098LOCATION: 7216 BENJAMIN RD TAMPA, FL 33634/

TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

July 17, 2026

26-02499H

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 Conspicuous Clam Events & Sporting Magazine located at 111 Clemons Rd, in the County of Hillsborough, in the City of Brandon, Florida 33510 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Brandon, Florida, this 07 day of July, 2026.

Michael Drury

July 17, 2026

26-02508H

LV20906_V11

SAVE TIME

Email your Legal Notice

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

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 BillyMill snack vault located at 4002 E Palifox St # A, in the County of Hillsborough, in the City of Tampa, Florida 33610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 08th day of July, 2026.

BILLYMILL,LLC

July 17, 2026

26-02474H

Q&A

Who benefits from legal notices?

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

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

LV18237_V13

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Waterchase Community Development District (the “**District**”) will hold a public hearing and a meeting on Monday, August 10, 2026, at 6:00 p.m. at Waterchase Clubhouse located at 14401 Waterchase Boulevard, Tampa, Florida 33626.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting at www.waterchasecdd.org/ or may be obtained by contacting the District Manager’s office via email at Howard.Neal@inframark.com or via phone at (407) 566-1935.

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.

Village	Phase	General Fund 001			Debt Service 2017			Total Assessments per Unit				Platted Units	Bond Units	Prepaid Units
		FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change			
A-60'	1A	\$593.59	\$516.17	15.00%	\$766.84	\$766.84	0.0%	\$1,360.43	\$1,283.01	\$77.42	6.03%	44	44	0
A-60'	2-4	\$593.59	\$516.17	15.00%	\$935.41	\$935.41	0.0%	\$1,529.00	\$1,451.58	\$77.42	5.33%	63	62	0
B-45'	1A	\$593.59	\$516.17	15.00%	\$526.03	\$526.03	0.0%	\$1,119.62	\$1,042.20	\$77.42	7.43%	56	56	0
C-50'	1A	\$593.59	\$516.17	15.00%	\$606.55	\$606.55	0.0%	\$1,200.14	\$1,122.72	\$77.42	6.90%	46	46	0
C-50'	2-4	\$593.59	\$516.17	15.00%	\$681.05	\$681.05	0.0%	\$1,274.64	\$1,197.22	\$77.42	6.47%	55	55	0
D-90'	1A	\$593.59	\$516.17	15.00%	\$1,417.04	\$1,417.04	0.0%	\$2,010.63	\$1,933.21	\$77.42	4.00%	20	20	0
D-90'	2-4	\$593.59	\$516.17	15.00%	\$1,815.89	\$1,815.89	0.0%	\$2,409.48	\$2,332.06	\$77.42	3.32%	71	71	0
E-80'	1A	\$593.59	\$516.17	15.00%	\$1,191.28	\$1,191.28	0.0%	\$1,784.87	\$1,707.45	\$77.42	4.53%	41	41	0
E-80'	1B	\$593.59	\$516.17	15.00%	\$1,386.94	\$1,386.94	0.0%	\$1,980.53	\$1,903.11	\$77.42	4.07%	15	15	0
E-80'	2-4	\$593.59	\$516.17	15.00%	\$1,582.60	\$1,582.60	0.0%	\$2,176.19	\$2,098.77	\$77.42	3.69%	40	40	0
F-70'	2-4	\$593.59	\$516.17	15.00%	\$1,204.07	\$1,204.07	0.0%	\$1,797.66	\$1,720.24	\$77.42	4.50%	68	68	0
G-70'	2-4	\$593.59	\$516.17	15.00%	\$1,204.07	\$1,204.07	0.0%	\$1,797.66	\$1,720.24	\$77.42	4.50%	74	74	0
H-70'	1A	\$593.59	\$516.17	15.00%	\$958.74	\$958.74	0.0%	\$1,552.33	\$1,474.91	\$77.42	5.25%	40	40	0
TH	2-4	\$593.59	\$516.17	15.00%	\$386.57	\$386.57	0.0%	\$980.16	\$902.74	\$77.42	8.58%	132	132	0
												765	764	0

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 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.

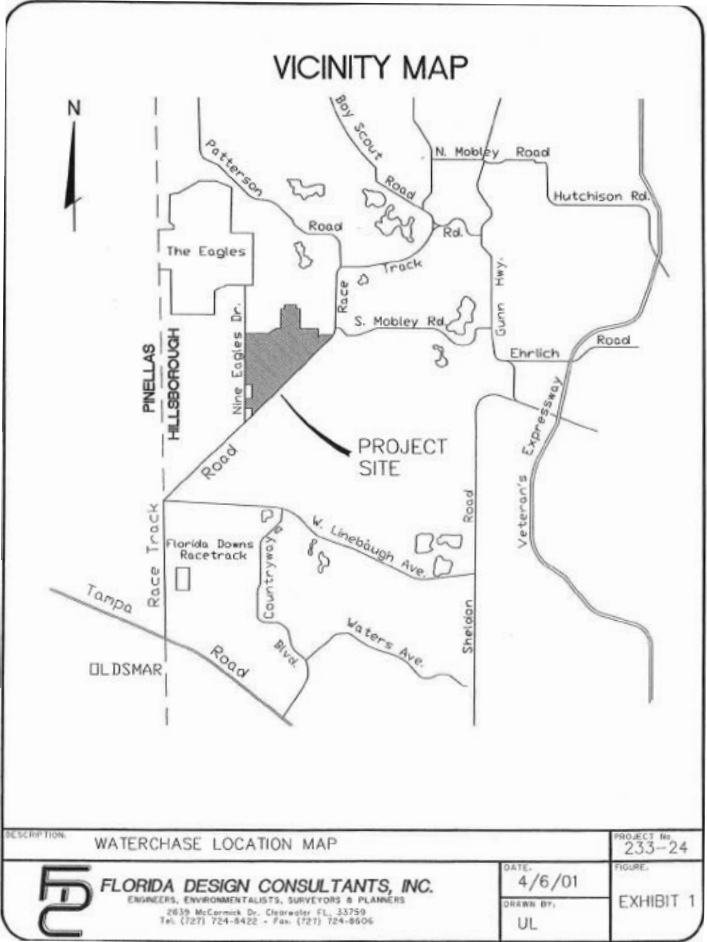
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be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

Howard Neal, District Manager



July 17, 2026

26-02526H

FIRST INSERTION

SOUTH SHORE CORPORATE PARK INDUSTRIAL 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 Shore Corporate Park Industrial Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 11, 2026
TIME:	11:00 a.m.
LOCATION:	Rizzetta & Company, Inc. 2700 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 (“**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 Acres	Proposed O&M Assessment per Acre
Phase 1 Warehouse /Office	186.529	\$106.82
Future Phase Warehouse/Office	218.405	\$106.82

*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.

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property Sandra Burden Rice will on the 31st day of July 2026 at 11:00 a.m., on property at 225 Palm Drive, Lot PA-225, Tampa, Hillsborough County, Florida 33613, in Rose Lake Estates, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1965 WIND Mobile Home
VIN No.: 60121421
Title No.: 1918264
And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
July 17, 24, 2026 26-02473H

FIRST INSERTION

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date August 7, 2026 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13318 1982 Miracle Hull ID#: EHA41109M82I DO#: 649660 inboard pleasure diesel fiberglass 39ft R/O Taylor Gilmour Lienor: Jean Street Shipyard 337 W Jean St

July 17, 24, 2026 26-02504H

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 D5 TRAVEL located at 7853 GUNN HWY #330 in the City of TAMPA, Hill-sborough, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of July, 2026
D NICOLE GREEN

July 17, 2026 26-02554H

For FY 2027, the District intends directly collect the O&M Assessments on all benefitted property 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.

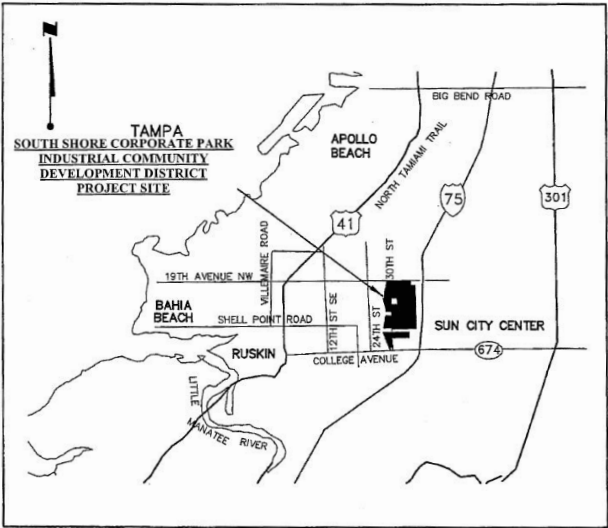
Additional Provisions

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 Ph: (813) 533-2950 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://southshorecdd.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.

Stephanie DeLuna, District Manager



July 17, 2026

26-02527H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0471216000
File No.: 2026-578
Certificate No.: 2023 / 4343
Year of Issuance: 2023

Description of Property:
W 27.05 FT OF E 541.45 FT OF N 190 FT OF NW 1/4 OF SW 1/4 SEC - TWP - RGE : 34 - 29 - 19
Name(s) in which assessed:
JERMAINE BROWN

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02515H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0315820500
File No.: 2026-577
Certificate No.: 2023 / 2671
Year of Issuance: 2023

Description of Property:
COM AT NE COR OF SEC THENCE N 89 DEG 34 MIN 25 SEC W 816.73 FT TO POB THENCE S 00 DEG 25 MIN 35 SEC W 1840 FT N 89 DEG 34 MIN 25 SEC W 355.11 FT N 00 DEG 25 MIN 35 SEC E 1840 FT S89 DEG 34 MIN 25 SEC E 355.11 FT TO POB
SEC - TWP - RGE : 02 - 32 - 18
Name(s) in which assessed:
DIZNEY ENGLISH GROUP
THE DIZNEY ENGLISH GROUP

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02514H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1749640000
File No.: 2026-572
Certificate No.: 2024 / 15574
Year of Issuance: 2024

Description of Property:
CAROLINA TERRACE LOT 7 BLOCK 6
PLAT BK / PG : 12 / 8
SEC - TWP - RGE : 08 - 29 - 19
Name(s) in which assessed:
GARFIELD BROOKES

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02510H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1142930376
File No.: 2026-575
Certificate No.: 2024 / 11975
Year of Issuance: 2024

Description of Property:
SIENA VILLAS AT BEACH PARK A CONDOMINIUM BLDG C UNIT 214 AND AN UNDIV INT IN COMMON ELEMENT
SEC - TWP - RGE : 20 - 29 - 18
Name(s) in which assessed:
DONATELLA LOIR-FORDING
C/O AMBER FORDING

Donatella Loir-Fording a/k/a Donatella Marguerite Jacqueline Loir c/o Amber Fording

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02512H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1807390000
File No.: 2026-586
Certificate No.: 2024 / 17732
Year of Issuance: 2024

Description of Property:
WEST NAPLES LOTS 7 AND 8 BLOCK 4
PLAT BK / PG : 3 / 20
SEC - TWP - RGE : 15 - 29 - 18
Name(s) in which assessed:
LAZARO R LANTES

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02520H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0033550050
File No.: 2026-576
Certificate No.: 2023 / 246
Year of Issuance: 2023

Description of Property:
TOWN OF CITRUS PARK LOTS 10 AND 11 BLOCK 44
PLAT BK / PG : 1 / 130
SEC - TWP - RGE : 02 - 28 - 17
Name(s) in which assessed:
ANDRES GOMEZ (TRUSTEE)
MARITZA RUISANCHEZ (TRUSTEE)
THE BAY FAMILY
REVOCABLE TRUST DATED AUGUST 31, 2022

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02513H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1564830000
File No.: 2026-583
Certificate No.: 2024 / 14330
Year of Issuance: 2024

Description of Property:
OSBORNE AVENUE SUBDIVISION S 90 FT OF LOT 14
PLAT BK / PG : 12 / 15
SEC - TWP - RGE : 05 - 29 - 19
Name(s) in which assessed:
BROLTY PROPERTY SOLUTIONS LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02518H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0592270300
File No.: 2026-579
Certificate No.: 2024 / 6288
Year of Issuance: 2024

Description of Property:
LIVE OAK PRESERVE PHASE 2A-VILLAGES 9 10 11 AND 14 LOT 50 BLOCK 82
PLAT BK / PG : 105 / 46
SEC - TWP - RGE : 05 - 27 - 20
Name(s) in which assessed:
A&M INVESTMENT TRUST LLC
20329 Merry Oak Ave Tampa FL 33647 Land Trust dated December 17, 2019

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02516H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1589930000
File No.: 2026-573
Certificate No.: 2024 / 14576
Year of Issuance: 2024

Description of Property:
GRANT PARK LOTS 8 9 AND 10 BLOCK 16
PLAT BK / PG : 6 / 30
SEC - TWP - RGE : 10 - 29 - 19
Name(s) in which assessed:
CLEMENTINES LEGACY ESTATES LLC
Brittaney Curtis, MGR

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02511H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 2054520000
File No.: 2026-585
Certificate No.: 2024 / 17459
Year of Issuance: 2024

Description of Property:
HILLSBORO PARK LOTS 1 AND 2 AND E 1/2 CLOSED ALLEY ABUTTING ON W BLOCK A
PLAT BK / PG : 9 / 3
SEC - TWP - RGE : 20 - 28 - 22
Name(s) in which assessed:
ESTATE OF ZULA MC CUE
WILLIS A MCCUE
ZULA MAE MCCUE

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02519H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0242025110
File No.: 2026-580
Certificate No.: 2024 / 2111
Year of Issuance: 2024

Description of Property:
WHISPER LAKE A CONDOMINIUM UNIT 10 TYPE 1/1 .00325% UNDIV SHARE OF THE COMMON ELEMENTS
PLAT BK / PG : 3 / 39
SEC - TWP - RGE : 21 - 28 - 18
Name(s) in which assessed:
METSOL REALTY LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02517H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1417800000
File No.: 2026-589
Certificate No.: 2024 / 13084
Year of Issuance: 2024

Description of Property:
TERRACE PARK SUBDIVISION LOTS 8 9 10 AND 11 BLOCK 11 & W 1/2 OF CLOSED OJUS DR ABUTTING ON THE E
PLAT BK / PG : 10 / 71
SEC - TWP - RGE : 21 - 28 - 19
Name(s) in which assessed:
MARBYN ZAMORA
JESSICA MORALES

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/1/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
July 17, 24, 31; August 7, 2026
26-02522H

FIRST INSERTION

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

Case No. 26-CA-004677

Division: G

DAVID MORROW Plaintiff, v.

ROXANNE TOBAISON, a single person

SUZETTE COREY, a single person

CHERYL and GARY PETERSON, husband and wife,

PATRICIA and RICHARD RAVIS, husband and wife,

DINAH OSZUST, a married person,

LIBBY TOBAISON, a single person and UNKNOWN DEFENDANT(s):

all parties claiming interest by, through, under or against Norman F. Tobaison, Marjorie B. Tobaison, all unknown heirs and devisees of the Estate of Marjorie Tobaison, deceased, all unknown heirs and devisees of the Estate of James N.

Tobaison, deceased or any of the above named Defendants and all parties having or claiming to have any right, title, or interest in the property hereinafter described. Defendants.

TO DEFENDANTS: THE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY OF NORMAN F. TOBAISON, MARJORIE B. TOBAISON, ALL UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF MARJORIE B. TOBAISON, DECEASED, ALL UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF JAMES N. TOBAISON, DECEASED, ROXANNE TOBAISON, SUZETTE COREY, CHERYL PETERSON, GARY PETERSON, PATRICIA RAVIS, and RICHARD RAVIS, DINAH OSZUST, LIBBY TOBAISON AND ALL UNKNOWN PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE REAL

PROPERTY DESCRIBED IN THIS NOTICE OF ACTION.

YOU ARE NOTIFIED that an action to quiet title on the following real property located in Hillsborough County, Florida:

A four (4) foot strip of land situated in Hillsborough County, Florida legally described as: Commencing at the Southwest corner of the Southwest ¼ of Section 26, Township 29 South, Range 20 East, Hillsborough County, Florida; thence N.00°03'51"W, along the West-erly boundary of said Section 26, a distance of 102.24 feet to the POINT OF BEGINNING; thence continue N.00°03'51"W, a distance of 93.71 feet; thence S.89°56'32"E., a distance of 29.00 feet; thence S.00°03'51"E., a distance of 99.32 feet to a point on the aforementioned right of way of Lumsden Road; thence N.35°31'11"W, a distance of 6.90

feet; thence N.89°56'32"W, a distance of 25.00 feet to the POINT OF BEGINNING. Less Maintained Right of Way for Parsons Avenue

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on W. Gregory Golson, Esq. of Brooks, Rocha, Colby & Rice, PLLC, whose address is 400 N. Tampa Street, Suite 1910, Tampa, Florida 33602, on or before August 13, 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA

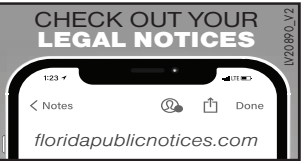
Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or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

Dated this 8 day of July, 2026.
VICTOR D. CRIST
Clerk of Court
(SEAL) Jennifer Taylor
Deputy Clerk
800 E. Twiggs Street
Room 101
Tampa, FL 33602

W. Gregory Golson, Esquire
Brooks, Rocha, Colby, & Rice, PLLC
400 N Tampa Street,
Suite 1910
Tampa, Florida 33602
July 17, 24, 31; August 7, 2026
26-02533H

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/31/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 CRES mobile home bearing vehicle identification numbers 14603855A and 14603855B, and all personal items located inside the mobile home. Last Tenant: Francisco Javier Negron Acuna, Alma Alicia A Aguilar Leal, Gerardo Hidalgo Maldonado and Andrea Anderson, Esq. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
July 17, 24, 2026 26-02567H



--- TAX DEEDS ---

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1368870500 File No.: 2026-588 Certificate No.: 2024 / 12819 Year of Issuance: 2024 Description of Property: CRESCENT PARK LOT 22 BLOCK 16 PLAT BK / PG : 17 / 20 SEC - TWP - RGE : 15 - 30 - 18 Name(s) in which assessed: SYNERGY ALLIANCE CONSULTING INC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com. 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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 7/1/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk July 17, 24, 31; August 7, 2026 26-02521H	NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0578735018 File No.: 2026-590 Certificate No.: 2024 / 6123 Year of Issuance: 2024 Description of Property: TWIN LAKE SUBDIVISION LOT 9 PLAT BK / PG : 45 / 49 SEC - TWP - RGE : 18 - 32 - 19 Name(s) in which assessed: DORA CRUZ All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/27/2026) on line via the internet at www.hillsborough.realtaxdeed.com. 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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 7/1/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk July 17, 24, 31; August 7, 2026 26-02523H

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002236 Division.: B IN RE: ESTATE OF LADONNA ROBARTS Deceased. The administration of the estate of LADONNA ROBARTS, deceased, whose date of death was June 12, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 17, 2026. Personal Representative: Juan Bejerrano 2737 Conch Hollow Drive Brandon, Florida 33511 Attorney for Personal Representative: KARLA MARIE CAROLAN Attorney Florida Bar Number: 00055321 ALL LIFE LEGAL PA 3905 Crescent Park Drive Riverview, FL 33578 Telephone: (813) 671-4300 Fax: (813) 671-4305 E-Mail: courtfilling@alllifelegal.com Secondary E-Mail: kmcarolan@alllifelegal.com July 17, 24, 2026 26-02483H

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000589 Division B IN RE: ESTATE OF JEAN ROGERS ODOM Deceased. The administration of the estate of Jean Rogers Odom, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 17, 2026. Personal Representative: Michelle Hoover 5115 Pennsbury Dr Tampa, Florida 33624 Attorney for Personal Representative: J. Frazier Flasher, Esq., Attorney Florida Bar Number: 1024903 Brown, Huff, Zohar, PLLC 6547 Gunn Hwy Tampa, FL 33625 Telephone: (813) 776-0031 E-Mail: Frazier@BHZLaw.com Secondary E-Mail: Frazier@brownzoharlaw.com July 17, 24, 2026 26-02497H

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001983 IN RE: ESTATE OF THOMAS WILLIAM DIETRICH, Deceased. The administration of the estate of THOMAS WILLIAM DIETRICH, deceased, whose date of death was March 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. 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 17, 2026. MARY JO DIETRICH Personal Representative 553 Orchard Place North Tonawanda, NY 14120 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 17, 24, 2026 26-02502H

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2026-CP-001854 IN RE: ESTATE OF JAMES J. FLYNN JR., DECEASED. The administration of the Estate of James Flynn Jr., deceased, whose date of death was 4/16/2026, Case Number 26-CP-001854, 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 17 day of July 2026. Personal Representative: Kevin Flynn, 814 8th Ave Parkesburg, PA 19365 Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ. Florida Bar Number: 124666 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) elizabeth@elizabethdevolder.com rachael@elizabethdevolder.com July 17, 24, 2026 26-02498H

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-003439 CRF SMALL BUSINESS LOAN COMPANY, LLC, Plaintiff, vs. KIM BETTS a/k/a KIM LAMAR BETTS; UNKNOWN SPOUSE OF KIM BETTS a/k/a KIM LAMAR BETTS; AYSE BETTS; UNKNOWN SPOUSE OF AYSE BETTS; COMMON INTEREST INVESTMENT GROUP, LLC; CHARLES NEWSOME; VINCENT KEITH MINOR; REGINALD WALKER; NEWTEK SMALL BUSINESS FINANCE, LLC; PANTHER TRACE II HOMESOWNERS' ASSOCIATION, INC.; R&C ROOFING AND CONTRACTING, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Sale entered on June 16, 2026 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on AUGUST 10, 2026 at 10:00 a.m. at http://www.hillsborough.realeforeclose.com offer for sale and sell at public out-	cry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida: LOT 16, BLOCK 32, PANTHER TRACE PHASE 2B-3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 11811 Gilmer-ton Dr., Riverview, FL 33579 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. 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: July 7, 2026 /s/ Gina Vargas Gina Vargas, Esq. Florida Bar No. 84149 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Email: gvargas@mtglaw.com E-Service: servicefl@mtglaw.com July 17, 24, 2026 26-02472H

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002113 IN RE: ESTATE OF MONTRELL PERRYMAN, Deceased. The administration of the estate of MONTRELL PERRYMAN, deceased, whose date of death was March 23, 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 17, 2026. PAOLA MARTINEZ Personal Representative 1118 Tuxford Drive Brandon, FL 33511 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 17, 24, 2026 26-02501H

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION CASE NO. 26-CP-002251 IN RE: ESTATE OF IDA D. BOWLING Deceased, The administration of the estate of Ida D. Bowling deceased, whose date of death was June 10, 2022; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 2026-CP-002251; the mailing address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representatives 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.	VICE 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 THIS FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: JULY 17, 2026 Personal Representative Regina Bowling F/K/A PETERS Attorney for Personal Representative MATTHEW D. WOLF, ESQ. Ivanov & Wolf, PLLC 3310 W. Cypress St Suite 206 Tampa, FL 33607 Ph: (813) 870-6396 FL. Bar No.: 92611 July 17, 24, 2026 26-02484H

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CA-001768 DIV: H NATIONSTAR MORTGAGE LLC Plaintiff vs. JOYCE MARIE JACKSON; and 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; UNKNOWN SPOUSE OF JOYCE MARIE JACKSON; TRAVIS DONNELL JACKSON; UNKNOWN SPOUSE OF TRAVIS DONNELL JACKSON; CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST; TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants Notice is hereby given pursuant to the final judgment/order entered on February 13, 2026, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as: LOT 34, OF TRIPLE CREEK PHASE 2 VILLAGE G1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 215, OF THE PLAT RECORDS OF HILLSBOROUGH COUNTY, FLORIDA The Clerk of this Court shall sell the property to the highest bid-	der for cash, on September 10, 2026 at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realeforeclose.com in accordance with Chapter 45, Florida Statutes. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day. 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. LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By William Nussbaum III, Esq. Florida Bar No. 66479 July 17, 24, 2026 26-02480H

ACTIONS / SALES

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-016053 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. DERRICK EARVIN; NATALIE EARVIN; THE OAKS AT SHADY CREEK COMMUNITY ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC.; SOLAR MOSAIC LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 10, 2025 and an Order Granting Plaintiff's Ex-Parte Motion to Vacate Foreclosure Sale of 1/12/26 and Reschedule Foreclosure Sale dated July 9, 2026, entered in Civil Case No.: 23-CA-016053 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and DERRICK EARVIN; NATALIE EARVIN; THE OAKS AT SHADY CREEK COMMUNITY ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC.; SOLAR MOSAIC LLC, are Defendants. VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com , at 10:00 AM, on the 12th day of August, 2026, the following described real property as set forth in said Judgment, to wit: LOT 167, OF OAKS AT SHADY CREEK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 125, PAGE 17, 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 13, 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 23-50839 July 17, 24, 2026	
	26-02494H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.25-CP-004066 IN RE: ESTATE OF SUSAN TUMELTY, Deceased. The administration of the estate of SUSAN TUMELTY, Deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is July 17, 2026. JACQUELINE TUMELTY A/K/A JACKIE TUMELTY-KALLER, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood, Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)/767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: genesis@srblawyers.com July 17, 24, 2026	
	26-02503H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 2026 CP 2152 Division: B IN RE: ESTATE OF SHEILA DEVINE Deceased. The administration of the estate of Sheila Devine, whose date of death was May 30, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room #442, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF	THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 17, 2026 Personal Representative: Jennifer Ross Attorney for Personal Representative: Jason R. Mosley Florida Bar No.: 386650 6706 Plantation Rd., Suite C, Pensacola, FL 32504 Telephone: (850) 696-1196 jmosley@mosleyestatelaw.com July 17, 24, 2026	
	26-02530H	

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 24-CC-48334 LIBERTY FIELD AT WATERLEAF COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MEHRULLAH MHER, RADDAVANH S. MHER, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Court will sell all the property situated in Hillsborough County, Florida described as: Lot 24, Block 21, WATERLEAF PHASE 6B, according to the Plat thereof as recorded in Plat Book 138, Pages 219 through 225, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid. With the following street address: 13329 Waterleaf Garden Circle, Riverview, Florida, 33579.	at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com , at 10:00 A.M. on August 28, 2026. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 9th day of July, 2026. s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 July 17, 24, 2026	
	26-02493H	

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-002547 Division: F KAJ CONCEPTS, LLC, a Florida limited liability company, Plaintiff, vs. HIDALGO CLOSURE COMPANY, LLC, a Florida limited liability company, STATE OF FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION, DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; 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 39-00731 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 9, 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 17, 24, 2026	
	26-02482H	

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CC-059134 THE GREENS TOWN 'N COUNTRY CONDOMINIUM ASSOCIATION, INC, Plaintiff, vs. KATHY MURPHY and SECRETARY OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 25-CC-059134 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as: Condominium Parcel: Unit No. 7589, Building No. 2800, of The Greens of Town 'N Country, a Condominium, according to the plat thereof recorded in Condominium Plat Book 7, page(s) 1, and being further described in that certain Declaration of Condominium recorded in O.R. Book 4381, page 1167 et seq., together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made and together with an undivided interest or share in the common elements appurtenant thereto. All as recorded in the Public Records of Hillsborough County, Florida. PARCEL ID NO.: 004580-7718	("Property") Property Address: 7589 Abonado Road, FL 33615 at public sale, to the highest and best bidder for cash at 10:00 a.m. on August 28, 2026. The sale shall be conducted online at http://www.hillsborough.realforeclose.com . Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after 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. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 8th day of July 2026. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpqlaw.com Counsel for Plaintiff By: /s/ Jennifer Schick. Monique E. Parker, Florida Bar No.: 0669210 Jennifer Schick, Florida Bar No.: 195790 10618-010 July 17, 24, 2026	
	26-02481H	

FIRST INSERTION		
CITATION BY PUBLICATION THE STATE OF TEXAS County of Harris IN THE 295th JUDICIAL vs. DISTRICT COURT OF HARRIS COUNTY, TEXAS CAUSE NUMBER: 2025-46286 Plaintiff: LAKEVIEW LOAN SERVICING LLC vs. Defendant: WOOD, NATALI DEAN NOTICE TO DEFENDANT: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of forty-two days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org To: WOOD, NATALI DEAN WHOSE RESIDENCE AND WHEREABOUTS ARE UNKNOWN YOU ARE HEREBY COMMANDED to be and appear before the 295th Judicial District Court of Harris County, Texas in the Courthouse in the city of Houston, Texas at or before 10:00 o'clock A.M., the 17th day of AUGUST, 2026, being the Monday next after the expiration date of forty-two days after this citation is issued, and you are hereby commanded and required then and there to appear and file written answer to the Original Petition for Judicial Foreclosure filed in said Court on the 3rd day of JULY, 2025, in a suit numbered 2025-46286 docket of said court, wherein LAKEVIEW LOAN SERVICING LLC, the Plaintiff and NATALI DEAN WOOD, JOSE RODRIGUEZ JR., JR CONCRETE CONSTRUCTION, S-G OWNERS ASSOCIATION INC, SUNRUN INC, SCIL TEXAS LLC (D/B/A SPEEDY CASH) and JOSE RODRIGUEZ, the Defendants, the nature of plaintiff's demand and the said petition alleging:	FORECLOSURE - OTHER SUMMARY This is an In Rem action relating to a secured interest encumbering real property commonly known as 11534 ALPENA LN, HOUSTON, TX 77095 and with the legal description of LOT TWENTY-SEVEN (27), IN BLOCK FOUR (4), OF STONE GATE, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 431032, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. Notice hereof shall be given by publishing this Citation once a week for four consecutive weeks previous to the day of AUGUST 17, 2026 in some newspaper published in the County of Harris, if there be a newspaper published therein, but if not, then the nearest county where a newspaper is published, and this Citation shall be returned on 13th day of AUGUST 2026, which is forty two days after the date it is issued, and the first publication shall be at least twenty-eight days before said return day. HEREIN FAIL NOT but have before said court on said return day this Writ with your return thereon, showing how you have executed same. WITNESS: Marilyn Burgess, District Clerk, Harris County Texas GIVEN UNDER MY HAND AND SEAL OF SAID COURT at Houston, Texas this 2nd day of JULY 2026. Marilyn Burgess, District Clerk Harris County, Texas 201 Caroline, Houston, Texas 77002 P.O. Box 4651, Houston, Texas 77210 By: Nelson Cuero NELSON CUERO Deputy District Clerk BUSINESS OBSERVER Issued at the request of: JEREMY JANG Address: 3333 Camino Del Rio South, Suite 225 San Diego, CA 92108 (858) 750-7600 Bar Number: 24123262 July 17, 24, 31; August 7, 2026	
	26-02475H	

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292026CA001929A001HC DIVISION: RF -Section I U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. DAVID MCLAUGHLIN; PANTHER TRACE II HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated June 30, 2026, and entered in Case No. 292026CA001929A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and DAVID MCLAUGHLIN; PANTHER TRACE II HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, 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 September 2, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:	LOT 6, BLOCK 30, PANTHER TRACE PHASE 2B-3, ACCORDING TO MAP OR PLAT THEREOF, RECORDED AT PLAT BOOK 110, PAGE 118 THROUGH 129, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG . DATED July 8, 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 1422-226230 / GSI July 17, 24, 2026	
	26-02478H	



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LV20906_V11

ACTIONS / SALES

FIRST INSERTION	
AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-001463 Division: K BAY AREA LENDING SERVICES LLC, a Florida limited liability company, Plaintiff, vs. SP CORPORATION OF CENTRAL FLORIDA, a Florida corporation, CARLOS J. CUERVO, III, individually, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the "Amended Final Foreclosure of Judgment" (the "Judgment") entered on July 10, 2026, in the above-styled action in the Circuit Court of the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, the Hillsborough County Clerk of Courts, Victor D. Crist, will sell real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, to be held on-line at www.hillsborough.realforeclose.com, in accordance with Chapter 45 Florida Statutes on August 14, 2026, at 10:00 A.M.: Lot 20, Block 38, John H. Drew's First Extension to Northwest Tampa, according to the map or plat thereof as recorded in Plat Book 5, Page 42, Public Records of Hillsborough County, Florida. Property Address: 3109 West Dewey Street, Tampa, FL 33607 Any person claiming an interest in the	surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date that the Hillsborough County Clerk reports the surplus funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 13th day of July, 2026. /s/ John W. Landkammer FRANK A. LAFALCE, ESQUIRE Florida Bar No. 0980609 flafalce@anthonyandpartners.com JOHN W. LANDKAMMER, ESQUIRE Florida Bar Number: 0675547 jlandkammer@anthonyandpartners.com ANTHONY & PARTNERS, PLLC 100 S. Ashley Drive, Suite 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Attorneys for the Bay Area Lending Services, Inc. July 17, 24, 2026 26-02529H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-001188 MIDFIRST BANK, Plaintiff, vs. ILEANA ENCARNACION-ZEGARRA A/K/A ILEANA ENCARNACION ZEGARRA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 01, 2024 in Civil Case No. 24-CA-001188 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Ileana Encarnacion-Zegarra a/k/a Ileana Encarnacion Zegarra, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 04, in Block 02, of WYNN-	MERE EAST PHASE 1, according to the Plat thereof, as recorded in Plat Book 125, Page 198, 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. By: /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 24-09048FL July 17, 24, 2026 26-02495H

FIRST INSERTION	
NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 25-CA-009290 Division I Honorable Judge: PAUL LEE HUEY PLANET HOME LENDING, LLC Plaintiff, vs. ROBERT N. PRIBBLE; MICHELLE E. PRIBBLE; PANTHER TRACE II HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Stipulated Final Judgment of Foreclosure dated July 6, 2026, in the above-styled cause, Victor D. Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realforeclose.com at 10:00 A.M. on October 29, 2026, the following described property: LOT 30, BLOCK 24, PANTHER TRACE PHASE 2B-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 102 THROUGH 117, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID # A0774267634 COMMONLY KNOWN AS: 12332 Belcroft Dr., Riverview, FL 33579. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN	THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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. ADA INFORMATION IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN A COURT 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 A NOTIFICATION OF A COURT PROCEEDING IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE-IMPAIRED, CALL 711. Dated this July 09, 2026 /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com July 17, 24, 2026 26-02492H

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-003675 CLICK N' CLOSE, INC., Plaintiff, vs. YASSER MAYEA OTANO, et al., Defendant. To: YASSER MAYEA OTANO 803 N CASTLE CT, TAMPA, FL 33612 UNKNOWN SPOUSE OF YASSER MAYEA OTANO 803 N CASTLE CT, TAMPA, FL 33612 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 9, BLOCK 7, NORTH SIDE HOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 15, 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 7/22/2026 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 6/16/2026. 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 26-20803FL July 17, 24, 2026 26-02471H

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2023-CA-017513 THE HAMMOCKS AT KINGSWAY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ZACKARY A. JAMES, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 11/9/2024, in Case No.: 2023-CA-017513 of the Circuit Court in and for Hillsborough County, Florida, wherein THE HAMMOCKS AT KINGSWAY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and ZACKARY A. JAMES, et al., are the Defendants, Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 7/27/2026, the following described property set forth in the Final Judgment of Foreclosure: KINGSWAY PHASE 1 LOT 16	BLOCK 10 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: July 13, 2026 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 July 17, 24, 2026 26-02534H

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. 25-CA-008430 ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs. BRET R BEYER, et al., Defendant. To: BRET R BEYER 4415 W CLEAR AVE, TAMPA, FL 33629 SONYA M BEYER A/K/A SONYA BEYER 4415 W CLEAR AVE, TAMPA, FL 33629 SONYA M BEYER A/K/A SONYA BEYER 5001 BRIDGE ST, APT 4113, TAMPA, FL 33629 UNKNOWN TENANT IN POSSESSION 1 4415 W CLEAR AVE, TAMPA, FL 33629 UNKNOWN TENANT IN POSSESSION 2 4415 W CLEAR AVE, TAMPA, FL 33629 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: LOTS 9 AND 10, BLOCK 2, MANHATTAN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 47, 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 07/21/2026 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 15 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 25-12808FL July 17, 24, 2026 26-02470H

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-005681 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ANTONIO HERRERA, et al., Defendants. TO: Lizbeth Mosso 8144 Canterbury Lake Blvd Tampa, FL 33619 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: Lot 37, Block B, Canterbury Lakes Phase 3, according to the map or plat thereof, as recorded in Plat Book 100, Page(s) 200 through 203, inclusive, of the Public Records of Hillsborough County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, 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 than seven days. If you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 1 day of July, 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 17, 24, 2026 26-02490H	

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-005793, DIVISION: F GRANADA INSURANCE COMPANY, Plaintiff, vs. EMANUEL TOWING AND TIRES SERVICE CORP., a Florida Corporation, ERIKA MURILLO DUBON, an Individual, MARIO GONZALEZ, an Individual, SHARIS MARIE RODRIGUEZ MALAVE, an Individual, and LEON HOUSE JR., an Individual, Defendants. TO: LEON HOUSE JR., 5192 Beachview Dr., Spring Hill, FL 34606 YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Relief has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before August 6, 2026, on Jefferey M. Haham, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134. To be published for 4 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. DATED on 7/1/2026 Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 CLERK OF CIRCUIT COURT & COMPTROLLER HILLSBOROUGH COUNTY, FL Victor Crist As Clerk of the Court By Jennifer Taylor As Deputy Clerk Jennifer Taylor Jefferey M. Haham, Esq., Plaintiff's attorney, Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134 July 17, 24, 31; August 7, 2026 26-02485H	

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-009402 PLANET HOME LENDING, LLC, Plaintiff, vs. A/K/A CHRISTOPHER JAMES HALL, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 12, 2026 in Civil Case No. 25-CA-009402 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and a/k/a Christopher James Hall, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY FLORIDA. LESS THE NORTH 433.00 FEET THEREOF, ALSO LESS THE SOUTH 100.00 FEET OF THE NORTH 533.00 FEET OF THE EAST 200.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10. TOGETHER	WITH AN INGRESS-EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 20.00 FEET OF NORTH 433.00 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A 2008 FLEETWOOD SPRING HILL DOUBLE WIDE MOBILE HOME WITH SERIAL #GAFL834A81175-SH21 & GAFL834B81175-SH21. 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 23-05804FL July 17, 24, 2026 26-02496H

ACTIONS / SALES

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-004018 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff, vs. TODD DEVORE AND YADIRA BELLIDO. et. al. Defendant(s), TO: TODD DEVORE, 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: THE NORTH 207 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE WEST 300 FEET THEREOF, HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AN EASEMENT IN COMMON WITH OTHERS OVER AND ACROSS THE NORTH 25 FEET OF THE WEST 300 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 25 FEET OF THE WEST 325 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 24, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA FOR PURPOSE OF	INGRESS AND EGRESS. 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 08/17/2026 /(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 10 2026. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-329929 July 17, 24, 202626-02500H

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-000041 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. SHIVAM GUPTA, et al., Defendant. To: SHIVAM GUPTA, 1213 BELLA-DONNA DR, BRANDON, FL 33510 ERICA H DAVIS A/K/A ERICA DAVIS, 1213 BELLADONNA DR, BRANDON, FL 33510 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 2, BLOCK 5, TIMBER POND SUBDIVISION-UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 32, 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 Morgan B Lea, 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 8/4/2026 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 29, 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 25-19422FL July 17, 24, 202626-02476H

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-004673 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C Plaintiff, vs. DONNA WEGNER a/k/a DONNA M. WEGNER f/k/a DONNA M. HALL a.k/a DONNA MARIE HALL a/k/a DONNA M. EASTMAN a/k/a DONNA EASTMAN; et al. Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 16, 2026, entered in Civil Case No. 24-CA-004673 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 DONNA WEGNER a/k/a DONNA M. WEGNER f/k/a DONNA M. HALL a/k/a DONNA MARIE HALL a/k/a DONNA M. EASTMAN a/k/a DONNA	EASTMAN; SUGARCREEK & BUF-FALO ESTATES CIVIC ASSOCIATION, INC.; and UNKNOWN TENANT IN POSSESSION n/k/a INGER WILLIAMS, are Defendants. The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on August 17, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit: LOT 2 IN BLOCK 6 OF SUGARCREEK SUBDIVISION UNIT NO. 4, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 3705 Mistwood Drive, Tampa, FL 33619 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

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 292026CA004972A001HC U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL2 Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MICHAEL G FOY, DECEASED, ROBERT UHL, KNOWN HEIR OF MICHAEL G. FOY, DECEASED, JOSEPH UHL, KNOWN HEIR OF MICHAEL G. FOY, DECEASED, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MICHAEL G FOY, DECEASED CURRENT RESIDENCE UNKNOWN You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 64, BLOCK 26, CARROLLWOOD MEADOWS, UNIT XI, PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 30, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA commonly known as 5722 KNEELAND LANE, TAMPA, FL 33625 has been filed against you and you are	required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 8/13/2026, (or 30 days from the first date of publication, whichever is later) 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. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 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 8, 2026. CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (SEAL) By: Jennifer Taylor Deputy Clerk David R. Byars Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 320250/2532566/MTS July 17, 24, 202626-02506H

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 26-CA-001845 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, v. ONE HOUR HOUSE SOLUTIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants. TO: ALI C. OLSON Last Known Address: 16135 Churchview Dr., Lithia, FL 33547 ANGELA PEARSON Last Known Address: 6010 Laketree Lane, Unit L, Temple Terrace, FL 33617 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Hillsborough County, Florida: THE NORTH 9 FEET OF LOT 5 AND THE SOUTH 38 FEET OF LOT 6, BLOCK 3, ALICE KELLY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon. Property Address: 307 S Newport Ave., Unit 1/2 , Tampa, FL 33606 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902	Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before 7/31/2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed 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. WITNESS my hand and seal of this Court at Hillsborough, Florida on this 25 day of June, 2026. VICTOR D. CRIST HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 HOWARD LAW, Plaintiff's attorney, 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 July 17, 24, 202626-02477H

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-010847 MIDFIRST BANK Plaintiff, v. SULCIKA NOEMI RODRIGUEZ SMITH A/K/A SULCIKA SMITH; DEMETRIC MARCUS SMITH A/K/A DEMETRIC SMITH; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF SULCIKA NOEMI RODRIGUEZ SMITH A/K/A SULCIKA SMITH; UNKNOWN SPOUSE OF DEMETRIC MARCUS SMITH A/K/A DEMETRIC SMITH ; CLERK OF CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA; INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; RIVERVIEW LAKES TOWNHOMES ASSOCIATION, INC; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant	

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-000481 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LISA MARIE JENKINS. et. al. Defendant(s), TO: LISA MARIE JENKINS, UNKNOWN SPOUSE OF LISA MARIE JENKINS, 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 26, IN BLOCK 38 OF AYERSWORTH GLEN PHASE 3C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 143, 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 08/18/2026 /(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 13 2026. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-343573 July 17, 24, 202626-02528H

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2026-CA-004041 DIV: E LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. DUSTY R. TAYLOR, et al., Defendants. TO: Dusty R. Taylor 10233 Newminster Loop Ruskin FL, 33573 Dusty R. Taylor 725 Harbour Post Dr., Apt. 2202 Tampa, FL 33602 Dusty R. Taylor 2747 Via Capri, Unit 1126 Clearwater, FL 33764 Dusty R. Taylor 2025 Sylester Rd., Unit O2 Lakeland, FL 33803 Dusty R. Taylor 316 30th Ave. N, Apt. A Saint Petersburg, FL 33704 Dusty R. Taylor 6807 Exeter Park Pl Apollo Beach, FL 33572 Ryanne Marie Taylor 10233 Newminster Loop Ruskin, FL 33573 Ryanne Marie Taylor 725 Harbour Post Dr., Apt. 2202 Tampa, FL 33602 Ryanne Marie Taylor 2747 Via Capri, Unit 1126 Clearwater, FL 33764 Ryanne Marie Taylor 2025 Sylester Rd., Unit O2 Lakeland, FL 33803 Ryanne Marie Taylor 316 30th Ave. N, Apt. A Saint Petersburg, FL 33704 Ryanne Marie Taylor 6807 Exeter Park Pl Apollo Beach, FL 33572 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:	Lot 26, Block 6, Belmont Phase 1A, according to the Plat thereof, recorded in Plat Book 112, Page(s) 62, 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 than seven days. If you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 6 day of July, 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 17, 24, 202626-02491H

FIRST INSERTION	
to the Final Judgment of Foreclosure entered on June 11, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as: LOT 68, RIVERVIEW LAKES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 10523 LAKE MONTAUK DR, RIVERVIEW, FL 33578-9509 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on August 11, 2026 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled,	at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fjud13.org Dated at St. Petersburg, Florida this 10 day of July, 2026. eXL Legal, PLLC Designated Email Address: efling@xllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000009920 July 17, 24, 202626-02542H

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-006768 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. TYRELL L CARTER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 22, 2026 in Civil Case No. 25-CA-006768 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and Tyrell L Carter, 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 13th day of August, 2026 at 10:00 AM on the following described property as	set forth in said Summary Final Judgment, to-wit: Lot 2, Block 2, PALMETTO COVE TOWNHOMES, according to the Plat thereof, recorded in Plat Book 111, page 7-9, Public Records of Hillsborough County Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10403FL July 17, 24, 2026 26-02547H

FIRST INSERTION	
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT.	

The Board of Supervisors (the “**Board**”) of the Mira Lago West Community Development District (the “**District**”) will hold a public hearing and a meeting on August 10, 2026, at 7:00 p.m. at the 9951 Balm Riverview Road, Riverview, FL 33569.

The first purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. The additional purpose of the Public Hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy assessments as finally approved by the Board. A 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 which describes each property to be assessed and the amount to be assessed, and the agenda may be viewed on the District's website 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 813-382-7355.

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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 17, 24, 2026

26-02538H

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2026-CA-003165 DIVISION: C SULAIMAN ALSHAAR, Plaintiff, v. JEFFREY MENDOZA, an individual d/b/a TAMPA BAY KOI & PONDS, Defendant. TO: JEFFREY MENDOZA d/b/a TAMPA BAY KOI & PONDS 1408 WICKHAM LANE HOLIDAY, FLORIDA 34691 YOU ARE HEREBY NOTIFIED that an action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, Jeremy M. Thompson, Esquire of John R. Samaan, P.A., the plaintiff's attorney, whose address is 1600 E. Robinson Street, Suite 100, Orlando, Florida 32803, by 8/3/26 or thirty (30) days from the first publication, and file the original with the clerk of the this court either before service on the plaintiffs' 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. DATED on this 26 day of June, 2026. Victor D. Crist Clerk of the Circuit Court (SEAL) BY: Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Jeremy M. Thompson, Esquire John R. Samaan, P.A., the plaintiff's attorney, 1600 E. Robinson Street, Suite 100, Orlando, Florida 32803 July 17, 24, 31; August 7, 2026 26-02505H

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. 16-CA-009149 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B, Plaintiff, vs. RUDOLPH GARRETT A/K/A RUDOLPH GARRETT JR, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure entered January 21, 2026, in Civil Case No. 16-CA-009149 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B is Plaintiff and RUDOLPH GARRETT A/K/A RUDOLPH GARRETT JR, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of August, 2026 at 10:00 AM on the following	described property as set forth in said Summary Final Judgment, to-wit: Lot 5 of THE DEPOT PLATTED SUBDIVISION, NO IMPROVEMENTS, PHASE TWO, according to the plat thereof, as recorded in Plat Book 75, on Page 78, 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. By: /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 23-06568FL July 17, 24, 2026 26-02545H

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. 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.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 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.

Andy Mendenhall, District Manager
July 17, 2026

26-02537H

FIRST INSERTION	
NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 26-CA-002797 Honorable Judge: THOMAS, CHERYL KENDRICK PLANET HOME LENDING, LLC Plaintiff, vs. ANTHONY LEON CARROLL, JR; UNKNOWN SPOUSE OF ANTHONY LEON CARROLL, JR; DION INFINITY L. HARDING; DUG CREEK HOMEOWNERS ASSOCIATION, INC.; MIDLAND CREDIT MANAGEMENT, INC.; WESTLAKE SERVICES LLC DBA WESTLAKE FINANCIAL SERVICES; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, TO: UNKNOWN SPOUSE OF ANTHONY LEON CARROLL, JR Last Known Address: 6287 BUCKET COURT E, GIBSONTON, FL 33534 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 6287 BUCKET COURT E, GIBSONTON, FL 33534, and more particularly described as follows: LOT 57, DUG CREEK TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGES 73 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: A0513583154 has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T.	Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, August 14, 2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED ON: 7/9/2026. Victor D. Crist Hillsborough County Clerk of Court and Comptroller (SEAL) Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 605 E. Robinson Street, Suite 730, Orlando, FL 32801 July 17, 24, 2026 26-02532H

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-002067 Division A IN RE: ESTATE OF JAMES ALVIN CONNER, Deceased.	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 17, 2026 DAVID ROY CONNER Personal Representative 15008 Hutchinson Road Tampa, FL 33625 ROBERT D. HINES, ESQ. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: mgreco@hnh-law.com July 17, 24, 2026 26-02544H

FIRST INSERTION	
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES	

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

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

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

Proposers must provide an electronic copy of their proposal to the District Manager, Amanda Ferguson at aferguson@gms-tampa.com. Proposals must be received by **12:00 p.m. on August 3, 2026**. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Hidden Creek Community Development District
Amanda Ferguson, District Manager
July 17, 2026

26-02539H

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-009547 Division E VALLEY NATIONAL BANK, Plaintiff, v. CHANNELSIDE BREWING COMPANY LLC, a Florida limited liability company d/b/a CHANNELSIDE BREWING; MICHAEL R. BEARD a/k/a MICHAEL BEARD, an individual; BRADLEY F. EVANS a/k/a BRADLEY EVANS, an individual; CHRISTOPHER C. CHOW a/k/a CHRISTOPHER CHOW, an individual; KEG CONNECT, LLC, a Florida limited liability company; CORPORATION SERVICE COMPANY, a Delaware corporation, AS REPRESENTATIVE; FUNDING METRICS, LLC, a Delaware limited liability company; and UNKNOWN TENANT(S) IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure (the "Final Judgment"), dated May 1, 2025, and the Order Granting Plaintiff's Motion to Reset Foreclosure Sale, dated July 8, 2026, entered in Case No. 24-CA-009547 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein VALLEY NATIONAL BANK is Plaintiff and CHANNELSIDE BREWING COMPANY LLC d/b/a CHANNELSIDE BREWING, MICHAEL R. BEARD a/k/a MICHAEL BEARD, BRADLEY F. EVANS a/k/a BRADLEY EVANS, CHRISTOPHER C. CHOW a/k/a CHRISTOPHER CHOW, KEG CONNECT, LLC, CORPORATION SERVICE COMPANY, AS REPRESENTATIVE, FUNDING METRICS, LLC, and UNKNOWN TENANT(S)	IN POSSESSION are Defendants, the Clerk of the Circuit Court, Hillsborough County, Florida, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM on the 12th day of August 2026, the following described property as set forth in said Final Judgment to wit: The North ½ of Lot 6, Block 2, Idlewild-On-The-Hillsborough, according to the map or plat thereof, as recorded in Plat Book 4, Page 106, of the public records of Hillsborough County, Florida. Tax ID #: A-36-28-18-4EK-000002-00006.0 Property Address: 6002 N. Tampa Street, Tampa, 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 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 Street, Room 604, Tampa, FL 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 impaired call 711. Attorney for Plaintiff: Casey R. Lennox Lennox Law, P.A. P.O. Box 20505 Tampa, FL 33622 Phone: (813) 831-8800 Fax: (813) 749-9456 E-mail: clennox@lennoxlaw.com July 17, 24, 2026 26-02540H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Arbor Greene Community Development District (the “**District**”) will hold a public hearing and a regular meeting on Tuesday, August 18, 2026, at 6:30 p.m., at the Gathering Room, Arbor Greene Community Center, located at 18000 Arbor Greene 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 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.arborgreene.com at least two (2) days before the meeting, or may be obtained by contacting the District Manager's office via email at Mark.Vega@Inframark.com or via phone at (813) 991-1140.

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

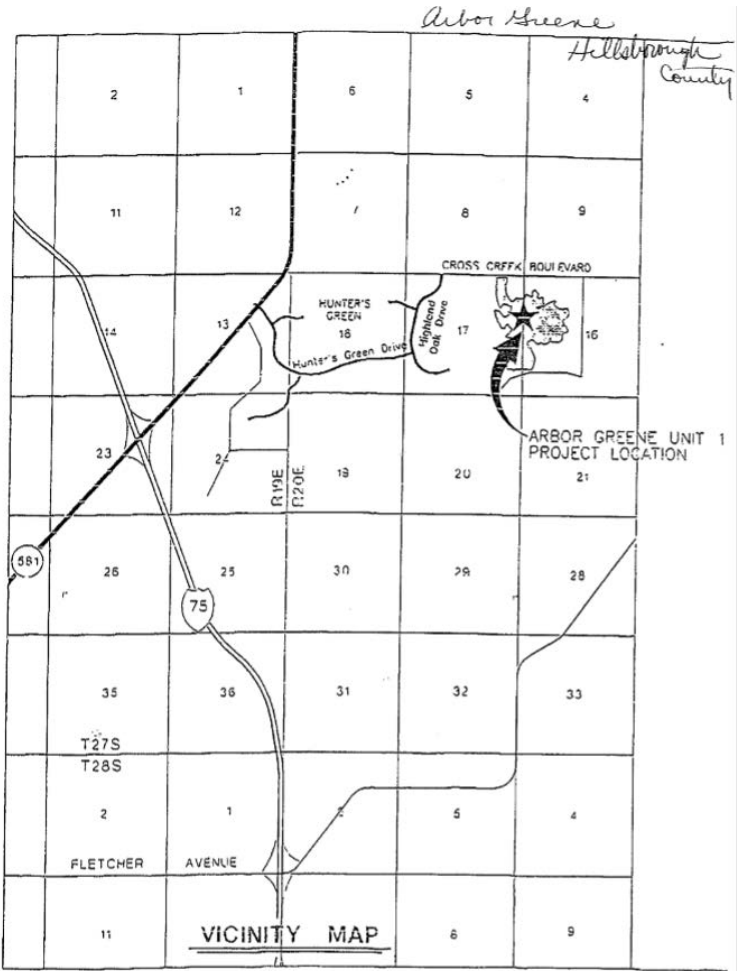
Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

		General Fund 001			General Funds 002, 003, 004, 005, 006			Total Assessments per Unit				Units
Parcel	Name	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	\$ Change	Percent Change	
A	Devonshire	\$1,307.31	\$1,307.31	0.0%	\$48.30	\$66.99	-28%	\$1,355.61	\$1,374.30	-\$18.69	-1.4%	74
B	Alcove	\$2,614.62	\$2,614.62	0.0%	\$0.00	\$0.00	n/a	\$2,614.62	\$2,614.62	\$0.00	0.0%	37
C	Trace	\$2,443.52	\$2,443.52	0.0%	\$0.00	\$0.00	n/a	\$2,443.52	\$2,443.52	\$0.00	0.0%	67
D	Landing	\$1,993.29	\$1,993.29	0.0%	\$0.00	\$0.00	n/a	\$1,993.29	\$1,993.29	\$0.00	0.0%	112
E	Preserve	\$1,958.32	\$1,958.32	0.0%	\$0.00	\$0.00	n/a	\$1,958.32	\$1,958.32	\$0.00	0.0%	57
F	Estuary	\$2,639.18	\$2,639.18	0.0%	\$16.50	\$16.50	0%	\$2,655.67	\$2,655.67	\$0.00	0.0%	172
G	Enclave	\$3,216.29	\$3,216.29	0.0%	\$107.46	\$52.00	107%	\$3,323.76	\$3,268.29	\$55.46	1.7%	118
H / J	Parkview	\$2,088.87	\$2,088.87	0.0%	\$56.06	\$14.64	283%	\$2,144.94	\$2,103.52	\$41.42	2.0%	114
I / K	Parkview Whisper	\$1,594.63	\$1,594.63	0.0%	\$56.06	\$14.64	283%	\$1,650.69	\$1,609.27	\$41.42	2.6%	84
L	Pointe Heather	\$1,913.56	\$1,913.56	0.0%	\$0.00	\$0.00	n/a	\$1,913.56	\$1,913.56	\$0.00	0.0%	70
M	Sound	\$1,500.83	\$1,500.83	0.0%	\$0.00	\$0.00	n/a	\$1,500.83	\$1,500.83	\$0.00	0.0%	119
N	Townhomes	\$702.04	\$702.04	0.0%	\$0.00	\$0.00	n/a	\$702.04	\$702.04	\$0.00	0.0%	159
O	Wynthorne	\$2,626.45	\$2,626.45	0.0%	\$0.00	\$0.00	n/a	\$2,626.45	\$2,626.45	\$0.00	0.0%	17
P	Avalon	\$2,264.84	\$2,264.84	0.0%	\$0.00	\$0.00	n/a	\$2,264.84	\$2,264.84	\$0.00	0.0%	23
Q	Retreat	\$2,706.04	\$2,706.04	0.0%	\$72.53	\$174.09	-58%	\$2,778.58	\$2,880.13	-\$101.56	-3.5%	22
												1,245

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.



July 17, 2026

26-02550H

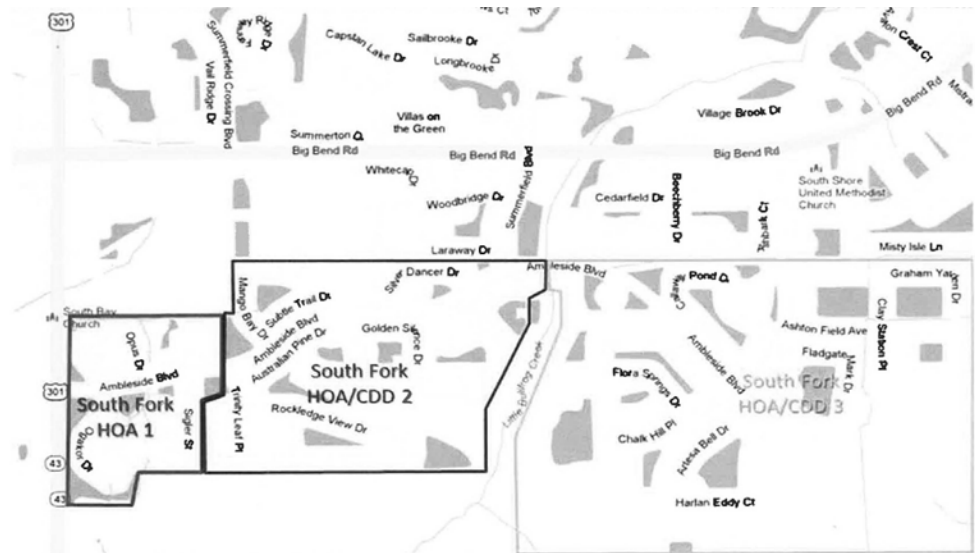
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Alba Sanchez, District Manager



July 17, 2026

26-02551H

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. 14-CA-004768

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSION IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSION BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES

2005-NC1, Plaintiff, -vs- ALICE M. BRUCE A/K/A ALICE BRUCE, AS CO-TRUSTEE OF THE ROY W. BRUCE, JR. A/K/A ROY BRUCE AND ALICE M. BRUCE A/K/A ALICE BRUCE REVOCABLE LIVING TRUST DATED DECEMBER 7, 2011, et al, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure dated the 7th day of April, 2026, entered in the above-captioned action, Case No. 14-CA-004768, the Clerk of the Circuit Court, Victor D. Crist, shall offer for sale to the highest and best bidder for cash, beginning at 10:00 A.M. at www.hillsborough.realforeclose.com,

on August 24, 2026, the following described property as set forth in said final judgment, to-wit:

LOT 24, OF SHELL POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3528 W SHELL POINT ROAD, RUSKIN, FL 33570.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS

PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please, please contact the Clerk of

the Court, ADA coordinator, 601 E. Kennedy Blvd., Tampa, FL 33602, Phone: (813) 276-8100, EXT 4205, Email: ADA@hillsclerk.com within two working days of the date the service is needed; If you are hearing or voice impaired, call 711.

DATED this 14th day of July, 2026.

WEITZ & SCHWARTZ, P.A. Attorneys for Plaintiff 1000 Corporate Drive, Ste 320 Fort Lauderdale, FL 33334 Phone (954) 468-0016 Fax (954) 468-0310 By: /s/ Steven C. Weitz Steven C. Weitz, Esq., FBN: 788341 stevenweitz@weitzschwartz.com July 17, 24, 2026 26-02543H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

Business Observer

787/938/9386

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-011785 MIDFIRST BANK, Plaintiff, vs. ANGELA M KIRKENDALL, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 09, 2026 in Civil Case No. 25-CA-011785 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Angela M Kirkendall, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 64, Block 1, Ashley Oaks – Unit No. II, a Replat of Tract 5 of First addition to South Tampa Subdivision, according to the	map or plat thereof, as recorded in Plat Book 66, Page(s) 17-1 through 17-5, inclusive, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-14948FL July 17, 24, 2026 26-02549H
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-006333 FBC MORTGAGE, LLC, Plaintiff, vs. TOMI JOE MIZE A/K/A TOMI MIZE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 21, 2026 in Civil Case No. 25-CA-006333 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Tomi Joe Mize a/k/a Tomi Mize, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 107, South Haven, according	to the plat thereof as recorded in Plat Book 140, Page 65, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-11995FL July 17, 24, 2026 26-02548H
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FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-005848 REGIONS BANK, Plaintiff, vs. CHRISTOPHER CHARLES CROMWELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRENDA SAMPLE CROMWELL A/K/A BRENDA S. CROMWELL, UNKNOWN SPOUSE OF BRENDA SAMPLE CROMWELL A/K/A BRENDA S. CROMWELL, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST BRENDA SAMPLE CROMWELL A/K/A BRENDA S. CROMWELL, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, CHRISTOPHER CHARLES CROMWELL, UNKNOWN SPOUSE OF CHRISTOPHER CHARLES CROMWELL, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2, Defendants. TO: UNKNOWN SPOUSE OF BRENDA SAMPLE CROMWELL A/K/A BRENDA S. CROMWELL, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST BRENDA SAMPLE CROMWELL A/K/A BRENDA S. CROMWELL, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, last known address is unknown. Notice is hereby given to UNKNOWN SPOUSE OF BRENDA SAMPLE CROMWELL A/K/A BRENDA S. CROMWELL, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST BRENDA SAMPLE CROMWELL A/K/A BRENDA S. CROMWELL, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,	DEVISEES, GRANTEES OR OTHER CLAIMANTS , that an action to fore-close on the following property in Hillsborough County, Florida: LOT'S 4 AND 5, T.R. WIL-LIAMS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 21 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ALSO KNOWN AS 3232 MOORES LAKE ROAD, DOVER, FL 33527. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Wayne E. Klinkbeil, Esquire, the Plaintiff's attorney, whose address is, 121 S. Orange Avenue, Suite 1420, Orlando, FL 32801. on or before 7/3/2026 XX 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED ON 5/28/2026 Victor Crist Clerk of Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Wayne E. Klinkbeil, Esquire, the Plaintiff's attorney, 121 S. Orange Avenue, Suite 1420, Orlando, FL 32801 July 17, 24, 2026 26-02558H

FIRST INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 26-DR-003111 Division: C IN RE: THE MARRIAGE OF SHANTEL GOODMON GREEN, Petitioner/Wife, and COREY DANTE GREEN, Respondent/Husband. TO: COREY DANTE GREEN YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to: Karmika V. Rubin, Esq. The Law Offices of K. V. Rubin, P.A. 111 Second Avenue NE, Suite 330 St. Petersburg, Florida 33701 on or before 28 days after the first date of publication, and file the original with the Clerk of this Court at: Clerk of the Circuit Court Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 either before service on Petitioner's at-	torney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Verified Petition for Dissolution of Marriage. 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. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or default. DATED: 7/8/2026 CLERK OF THE CIRCUIT COURT VICTOR CRIST (SEAL) By: Jennifer Taylor Deputy Clerk Karmika V. Rubin, Esq. The Law Offices of K. V. Rubin, P.A. 111 Second Avenue NE, Suite 330 St. Petersburg, Florida 33701 July 17, 24, 31; August 7, 2026 26-02565H

FIRST INSERTION	
NOTICE OF ACTION IN CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 26-CP-002043 Probate Division A CAROL M. DESILVA, Plaintiff, vs. ARIA SIPLIN, individually, as Successor Trustee of the Desilva Living Trust dated June 1, 2020, as restated, as Successor Trustee of the Merle Irrevocable Trust dated May 4, 2021, and as Successor Trustee of the Exempt Marital Trust created under the Desilva Living Trust dated June 1, 2020, as restated; ANDREW HOEK, individually, as former Trustee of the Desilva Living Trust dated June 1, 2020, as restated, as former Trustee of the Merle Irrevocable Trust dated May 4, 2021, and as former Trustee of the Exempt Marital Trust created under the Desilva Living Trust dated June 1, 2020, as restated; HANS VAN BERTRAM PATRONE DE SILVA a/k/a HANS DESILVA, TANYA BOYETTE, SHERRY CLARK, and JADE D'CRUZ, Defendants. TO: Jade D'Cruz YOU ARE HEREBY NOTIFIED that an action for First Amended Verified Complaint has been filed against you, and you are required to serve a copy of your written defenses to it, if any, on the Plaintiff's attorney, whose name and address are: Cady L. Huss, Esquire., 260 1st Ave. S. #10, St. Petersburg, FL 33701, 727-231-5261, and file the original with the clerk of the above-styled court on or before Aug 14, 2026; oth-	erwise, a default will be entered against you for the relief demanded in the First Amended Verified Complaint. This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such 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: July 14, 2026. CLERK OF THE CIRCUIT COURT CINDY STUART As Clerk of the Court 800 E. Twiggs St., Room 101 Tampa, FL 33602 (SEAL) By: Becki Kern AS DEPUTY CLERK ATTORNEY FOR PLAINTIFF Cady L. Huss, Esquire Florida Bar No. 0088661 CADY L. HUSS, P.A. 260 1st Ave. S., #10 St. Petersburg, FL 33701 clh@cadyhuss.com april@cadyhuss.com Phone: (727) 231-5261 July 17, 24, 31; August 7, 2026 26-02556H

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-010199 MIDFIRST BANK Plaintiff, v. UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF JADA COLON; UNKNOWN SPOUSE OF KEREN J. UBINAS; KEREN J. UBINAS; KEREN J. UBINAS AS CUSTODIAN FOR JONAS K. COLON-UBINAS, A MINOR; KEREN J. UBINAS AS CUSTODIAN FOR JIALISSE O. COLON UBINAS, A MINOR; JADA COLON; GUADALUPE N. PEREIRA LOPEZ A/K/A GUADALUPE P. LOPEZ, AS CUSTODIAN FOR JAYLEEN COLON, A MINOR; HILLSBOROUGH COUNTY, FLORIDA; LAKE ST. CHARLES MASTER ASSOCIATION, INC.; KEREN J. UBINAS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JONATHAN COLON MELENDEZ, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 07, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as: LOT 47, BLOCK 1, LAKE ST. CHARLES, UNIT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE 11, OF THE PUBLIC	RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 6901 FREEPORT RD, RIVERVIEW, FL 33578-8334 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on August 13, 2026 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org Dated at St. Petersburg, Florida this 13 day of July, 2026. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 100001159 July 17, 24, 2026 26-02553H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23-CA-015829 CITIMORTGAGE, INC., Plaintiff, vs. ANGIE FERNANDEZ, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 23, 2026 in Civil Case No. 23-CA-015829 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein CITIMORTGAGE, INC. is Plaintiff and Angie Fernandez, 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 13th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 40, Block 3, WOODBERRY ESTATES, according to the map	or plat thereof as recorded in Plat Book 44, Page 79, Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07657FL July 17, 24, 2026 26-02546H

FIRST INSERTION	
NOTICE OF ACTION IN CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 26-CP-002043 Probate Division A CAROL M. DESILVA, Plaintiff, vs. ARIA SIPLIN, individually, as Successor Trustee of the Desilva Living Trust dated June 1, 2020, as restated, as Successor Trustee of the Merle Irrevocable Trust dated May 4, 2021, and as Successor Trustee of the Exempt Marital Trust created under the Desilva Living Trust dated June 1, 2020, as restated; ANDREW HOEK, individually, as former Trustee of the Desilva Living Trust dated June 1, 2020, as restated, as former Trustee of the Merle Irrevocable Trust dated May 4, 2021, and as former Trustee of the Exempt Marital Trust created under the Desilva Living Trust dated June 1, 2020, as restated; HANS VAN BERTRAM PATRONE DE SILVA a/k/a HANS DESILVA, TANYA BOYETTE, SHERRY CLARK, and JADE D'CRUZ, Defendants. TO: Tanya Boyette YOU ARE HEREBY NOTIFIED that an action for First Amended Verified Complaint has been filed against you, and you are required to serve a copy of your written defenses to it, if any, on the Plaintiff's attorney, whose name and address are: Cady L. Huss, Esquire., 260 1st Ave. S. #10, St. Petersburg, FL 33701, 727-231-5261, and file the original with the clerk of the above-styled court on or before Aug 14, 2026; oth-	erwise, a default will be entered against you for the relief demanded in the First Amended Verified Complaint. This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such 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: July 14, 2026. CLERK OF THE CIRCUIT COURT CINDY STUART As Clerk of the Court 800 E. Twiggs St., Room 101 Tampa, FL 33602 (SEAL) By: Becki Kern AS DEPUTY CLERK ATTORNEY FOR PLAINTIFF Cady L. Huss, Esquire Florida Bar No. 0088661 CADY L. HUSS, P.A. 260 1st Ave. S., #10 St. Petersburg, FL 33701 clh@cadyhuss.com april@cadyhuss.com Phone: (727) 231-5261 July 17, 24, 31; August 7, 2026 26-02555H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-009634 LAND HOME FINANCIAL SERVICES, INC. Plaintiff(s), vs. JOHN A. GARSKE; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 15, 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 17th day of August, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 34, BLOCK 1, CYPRESS CREEK - VILLAGE "A", AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 1015 Calle Rosa Place, Ruskin, 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. 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 DISABIL-	ITY 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. 23-006106-2 July 17, 24, 2026 26-02552H

ESTATE

FIRST INSERTION		FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-2036 Division B IN RE: ESTATE OF SUZANNE BRANDON Deceased. The administration of the estate of SUZANNE BRANDON, deceased, whose date of death was March 2, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER	OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-1261 Division W IN RE: ESTATE OF DONALD R. WILLIAMS A/K/A DONALD WILLIAMS Deceased. The administration of the estate of Donald R. Williams a/k/a Donald Williams, deceased, whose date of death was February 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-2252 IN RE: ESTATE OF WILLIAM GERALD O'KEEFE, Deceased. The administration of the estate of WILLIAM GERALD O'KEEFE, deceased, whose date of death was November 28, 2025, 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

FIRST INSERTION		FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 292026CP001575A001HC Division: B IN RE: ESTATE OF LYNDA TAYLOR ADAMS, Deceased. The administration of the estate of Lynda Taylor Adams, deceased, whose date of death was 4/06/2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File No. 292026CP001575A001HC, the address of which is Probate Division, 2nd Floor, 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. 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 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	THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS JULY 17, 2026. Personal Representative Douglas G. Adams 2406 Mission Ridge Drive Murfreesboro, TN 37130 Attorney and Personal Representative Kathlyn M. White (FBN: 13763) Attorney for Personal Representative DeMaria & White, PLLC 905 E. Hatton St., Ste. B Pensacola, FL 32503 (850) 202-8535 kmwhite@statewideprobate.com knbarry@statewideprobate.com July 17, 24, 2026 26-02563H	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-002097 Division A IN RE: ESTATE OF ROGER PAUL GRITTON Deceased. The administration of the estate of ROGER PAUL GRITTON, deceased, whose date of death was December 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 17, 2026. Personal Representative: Patricia Anne Edwards 3415 W. Leona Street Tampa, Florida 33629 Attorney for Personal Representative: /s/ Debra L. Dandar DEBRA L. DANDAR, Attorney Florida Bar Number: 118310 TAMPA BAY ELDER LAW CENTER 3611 West Azelee Street Tampa, FL 33609 Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.com Team@TBELC.com July 17, 24, 2026 26-02560H

FIRST INSERTION		FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 23-CA-015563 Division G RESIDENTIAL FORECLOSURE Section II US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. PETER LIEBSCHWAGER AKA PETER WOLFGANG LIEBSCHWAGER AKA PETER W. LIEBSCHWAGER; BRIGITTA ANGELA LIEBCHWAGER AKA BRIGITTA A. LIEBSCHWAGER; ANGELA AMIS AKA ANGELA M. AMIS, CONNEXUS; BAY PORT COLONY PROPERTY OWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 13, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 71, BLOCK 10, BAY PORT COLONY PHASE III, UNIT 11-C, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA and commonly known as: 6725	GRAND BAHAMA DR, TAMPA, FL 33615; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on August 5, 2026 at 10:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this July 15, 2026 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 320250/2529861/CMF July 17, 24, 2026 26-02570H	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 26-CA-004969 DIVISION: RF-Section I EVERWISE CREDIT UNION, Plaintiff, vs. BOBBY L. ESTABROOK; 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). TO: BOBBY L. ESTABROOK Last Known Address 2015 RONALD CIR SEFFNER, FL 33584 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: LOT 31, BLOCK 1, GREENEWOOD UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 25, 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 8/11/2026, 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 July 6, 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 4660-228444 / ME2 July 17, 24, 2026 26-02559H

FIRST INSERTION	
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 17, 2026. Donna Cherie Brooks Personal Representative 912 Swann Drive Lakeland, FL 33809 /s/ Benjamin Sperry Benjamin Sperry Attorney for Personal Representative Email Addresses: bcsperry@sperrylaw-pc.com bjsperry@sperrylaw-pc.com Florida Bar No. 1607 South Alexander Street, Suite 101 Plant City, FL 33563 Telephone: (813) 754-3030 July 17, 24, 2026 26-02569H

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-2252 IN RE: ESTATE OF WILLIAM GERALD O'KEEFE, Deceased. The administration of the estate of WILLIAM GERALD O'KEEFE, deceased, whose date of death was November 28, 2025, 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 17, 2026. OLGA O'KEEFE Personal Representative 11116 Casa Loma Drive Riverview, FL 33569 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 17, 24, 2026 26-02557H

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH, FLORIDA. CASE No. 26-CA-003041 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST, Plaintiff vs. BRIT PROPERTIES LLC, et al., Defendants TO: ANTHONY SCOTT 6424 7TH AVENUE N, SAINT PETERSBURG, FL 33710 4530 5TH AVE S, SAINT PETERSBURG, FL 33711 9415 BLIND PASS RD #901, SAINT PETERSBURG, FL 33706 BRIT PROPERTIES LLC 6424 7TH AVENUE N, SAINT PETERSBURG, FL 33710 7611 PASA DOBLES CT, TAMPA, FL 33615 9415 BLIND PASS RD #901, SAINT PETERSBURG, FL 33706 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida: CONDOMINIUM PARCEL - UNIT NO. 7611, BUILDING NO. 4200, OF THE GREENS OF TOWN 'N COUNTRY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 4381, PAGE 1176, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS TEHRETO,	TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before August 11, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. 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. WITNESS MY HAND AND SEAL OF SAID COURT on 7/6/2026. Victor D Crist As Clerk of said Court (SEAL) By: Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (26-001997-01) July 17, 24, 2026 26-02566H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

and select the appropriate County name from the menu option

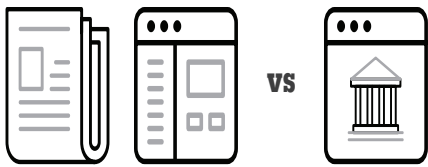
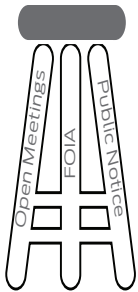
FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/2025/78_V28

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see



Types Of Public Notices

Citizen Participation Notices

- 

Government Meetings and Hearings
- 

Land and Water Use
- 

Meeting Minutes or Summaries
- 

Creation of Special Tax Districts
- 

Agency Proposals
- 

School District Reports
- 

Proposed Budgets and Tax Rates
- 

Zoning, Annexation and Land Use Changes

Commercial Notices

- 

Unclaimed Property, Banks or Governments
- 

Delinquent Tax Lists, Tax Deed Sales
- 

Government Property Sales
- 

Permit and License Applications

Court Notices

- 

Mortgage Foreclosures
- 

Name Changes
- 

Probate Rulings
- 

Divorces and Adoptions
- 

Orders to Appear in Court

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-1274
Division W
IN RE: ESTATE OF
LORI PAULINE JEFFCOAT
A/K/A LORI GRANGER JEFFCOAT
A/K/A LORI GRANGER BELL
Deceased.

The administration of the estate of Lori Pauline Jeffcoat a/k/a Lori Granger Jeffcoat a/k/a Lori Granger Bell, deceased, whose date of death was January 30, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is July 17, 2026.

Personal Representative:
Harry D. Jeffcoat
611 E. Sam Allen Road
Plant City, Florida 33563
Attorney for Personal Representative:
/s/ Benjamin C. Sperry
Benjamin C. Sperry, Attorney
Florida Bar Number: 84710
SPERRY LAW FIRM
1607 S. Alexander Street, Suite 101
Plant City, Florida 33563-8421
Telephone: (813) 754-3030
Fax: (813) 754-3928
E-Mail: bcsperry@sperrylaw-pc.com
Secondary E-Mail:
pleadings@sperrylaw-pc.com
July 17, 24, 2026 26-02568H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-2009
IN RE: ESTATE OF
JUANITA COGLAND WHIGHAM
A/K/A JUANITA C. WHIGHAM
Deceased.

The administration of the estate of JUANITA COGLAND WHIGHAM a/k/a JUANITA C. WHIGHAM, deceased, whose date of death was July 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 17, 2026.

Personal Representative:
GLORIA J. STUSAK
1801 W. Norfolk Street
Tampa, Florida 33604
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 17, 24, 2026 26-02562H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY, STATE
OF FLORIDA PROBATE,
GUARDIANSHIP, MENTAL
HEALTH AND TRUST DIVISION
FILE NO: 26-CP-001596
DIV.: A
IN RE: ESTATE OF
LINDA SUE WAKSTEIN,
Deceased.

The administration of the Estate of LINDA SUE WAKSTEIN, deceased, whose date of death was February 4, 2026, File Number 292026CP001596, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, PO 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 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 17 day of July, 2026.

ANDREW MARK WAKSTEIN, DO
Personal Representative
Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 600
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
July 17, 24, 2026 26-02561H

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Observer

FLORIDA'S NEWSPAPER FOR THE COURTS
IV2026078-AT7

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

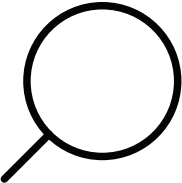


Citizens continue to learn about vital civic matters from newspaper notices.

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

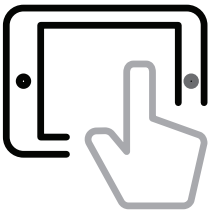
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

PUBLIC NOTICES / SALES

SECOND 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.

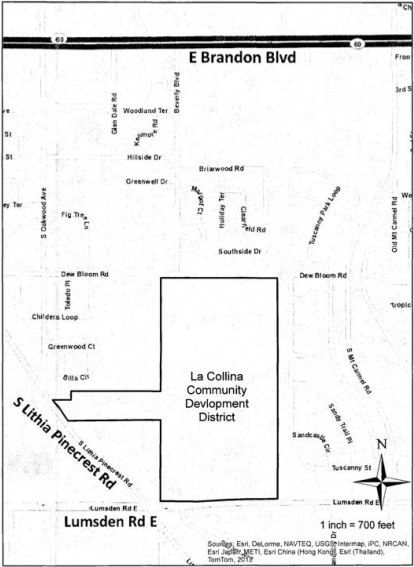
Miscellaneous Provisions

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, 202626-02381H

SECOND 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, 202626-02374H

SECOND 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, 202626-02366H

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.: 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

SECOND 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

SECOND 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, 202626-02367H

SECOND INSERTION

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 assis-

tance. 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, 202626-02340H

***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.

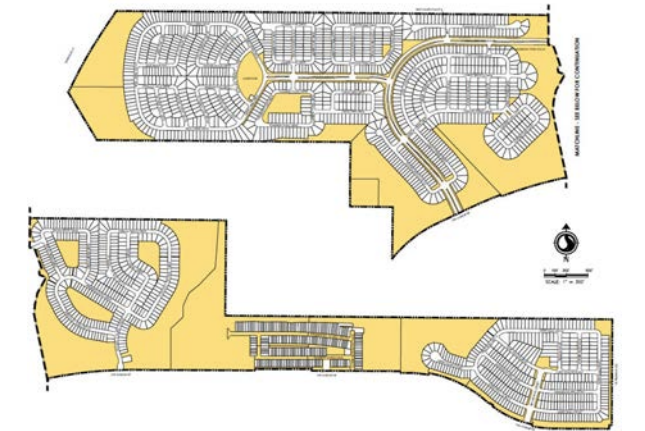
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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, 202626-02385H

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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.storage treasures.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.storage treasures.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, JOHENDRY; 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.storage treasures.com.

B075 - Ramos, Isaethe; 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.storage treasures.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 Lynn; 3001 - Perez, William; 3044 - Farran, Felicia; 3064 - sconiars, 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.storage treasures.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, Catherine; 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 - meclendon, bonnie; C033 - Curtis, Donte; 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.storage treasures.com.

1044 - Coontz, Ashley; 1052 - Amador, Pedro; 1065 - cardenas, Jennifer; 1072 - Lee, LaBithia; 1088 - Marquez, Jorge; 1113 - McGill, Courtney; 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 - Lletto, 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.storage treasures.com.

A038 - Francis, Javid; A046 - Funches, Sharon; A052 - WILLIAMS, BRIGETTE; A057 - Nadeem, Sayyed; A070 - Eliga, Joslyn; A072 - Cooley, Ashlie; A075 - Torres, Shirley; 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.storage treasures.com.

0114 - Lewis, Phylena; 0125 - Smith, daeshel; 0131 - Santana, Audrey; 0134 - hamdan, Haythem; 0227 - Reeves, 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 Villanueva, Elvin; 1120 - Bryant, Timothy; 1121 - Neiro, John; 1124 - Fitzpatrick, Corey; 1146 - 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 - Jamal, 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.storage treasures.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.storage treasures.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.storage treasures.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 - Ardejan, 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, Kerrie

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

Time: 11:20 AM

Sale to be held at www.storage treasures.com.

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 - Achechar, 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.storage treasures.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.storage treasures.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, Kelly; 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.storage treasures.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.storage treasures.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 - daniels, 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.storage treasures.com.

0125 - Rodriguez, Neireida; 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

July 10, 17, 202626-02388H

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Lynwood Community Development District	Notice of Public Hearing and Board of Supervisors Meeting of the Touchstone Community Development District	Notice of Public Hearing and Board of Supervisors Meeting of the Diamond Hill 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	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	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 Cop-per 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

--- PUBLIC NOTICES ---

SECOND INSERTION

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings and Regular Meeting

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

DATE: 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		Equalized	Stratified	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.

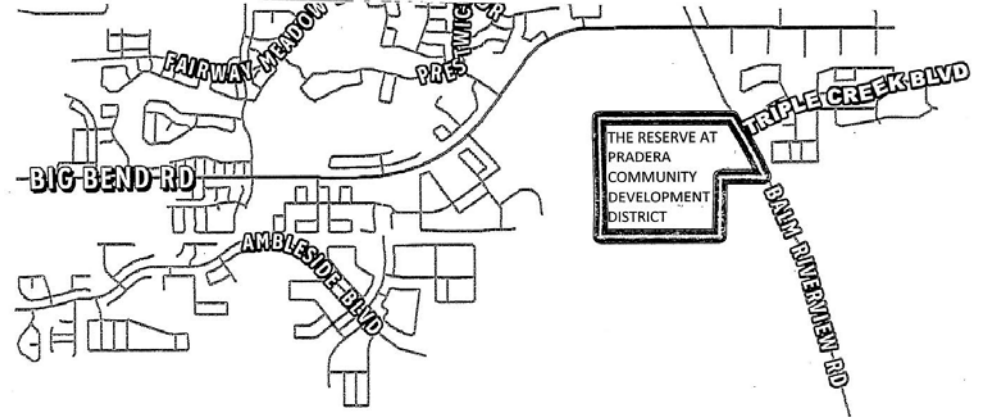
Additional Provisions

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, 202626-02376H

SECOND 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.

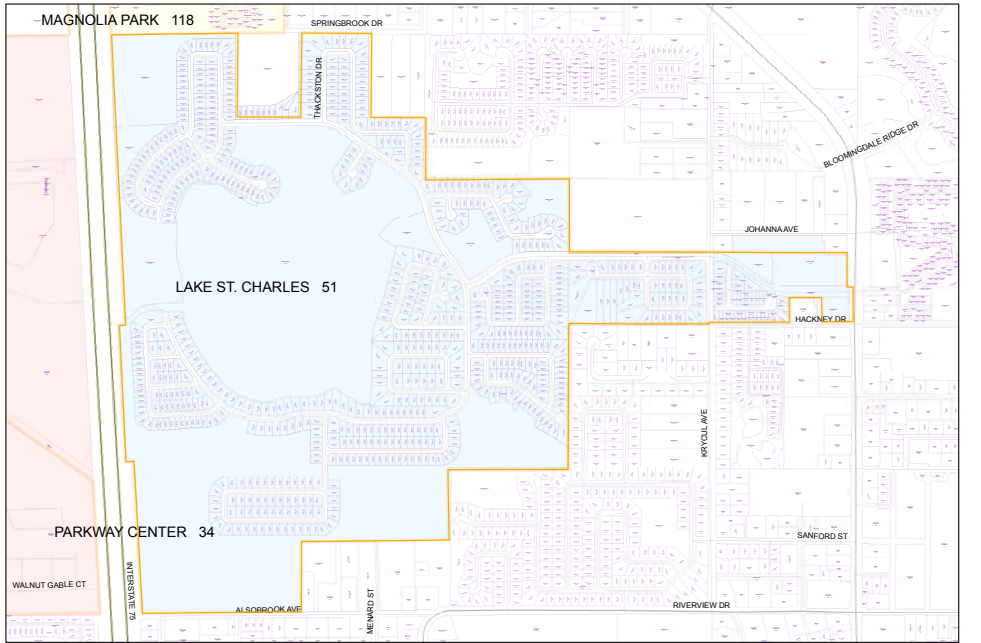
Additional Provisions

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, 202626-02390H

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20678_V28

--- PUBLIC NOTICES / ESTATE ---

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

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

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	

SECOND 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

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.**

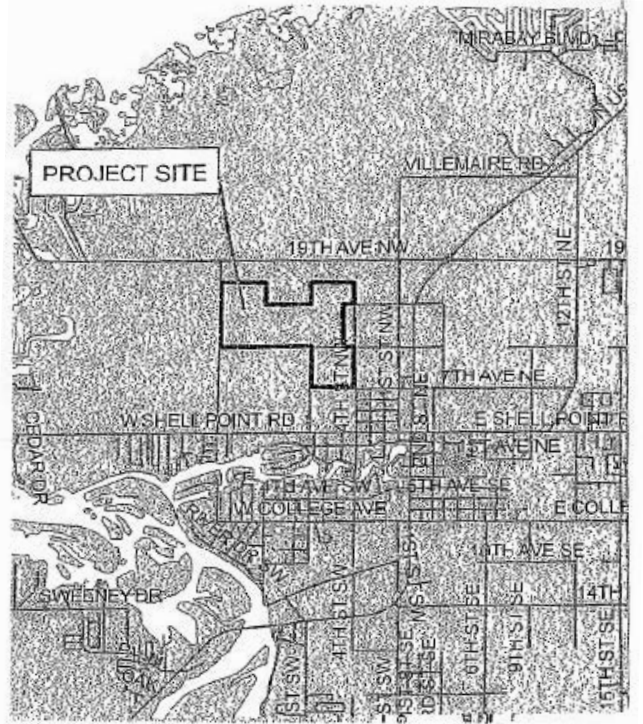
Miscellaneous Provisions

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

SECOND 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 Twigg 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

--- ACTIONS / SALES ---

SECOND 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 than 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

SECOND 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 Hillsbor-

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

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

SECOND 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 FIGUEROA 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 Twigg 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 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. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fjud13.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

PUBLISH YOUR LEGAL NOTICE
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- 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

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Business Observer
Florida’s Premier Business & Real Estate News Source

--- PUBLIC NOTICES / ACTIONS / SALES ---

SECOND 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:	Bloomington Regional Public Library 1906 East Bloomington 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.

SECOND INSERTION

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

CASE NO.: 25-CA-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.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51734
July 10, 17, 2026

26-02350H

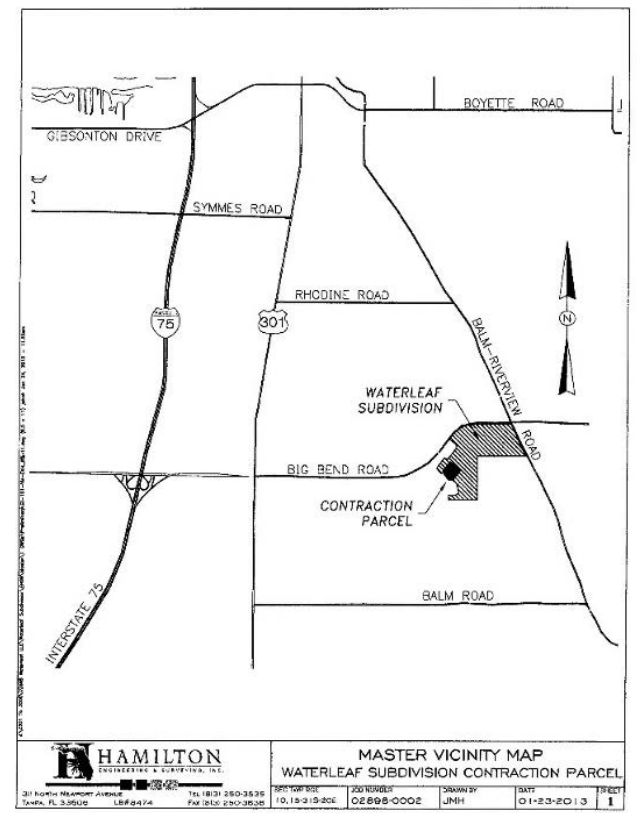
Additional Provisions

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

SECOND 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 2023-06 B, E AL.,
Defendant(s).

TO: TRENITA MITCHELL A/K/A
TRENITA RENAY MITCHELL A/K/A
TRENITA RENAY SUTTON
Last Known Address
9804 OCASIA 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 OCASIA 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 OCASIA 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

--- ESTATE ---

SECOND 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

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-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

SECOND 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'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 creditors of the decedent and oth-

er 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:
LAURAL P. 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, P.A.
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

--- PUBLIC NOTICES ---

SECOND 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.

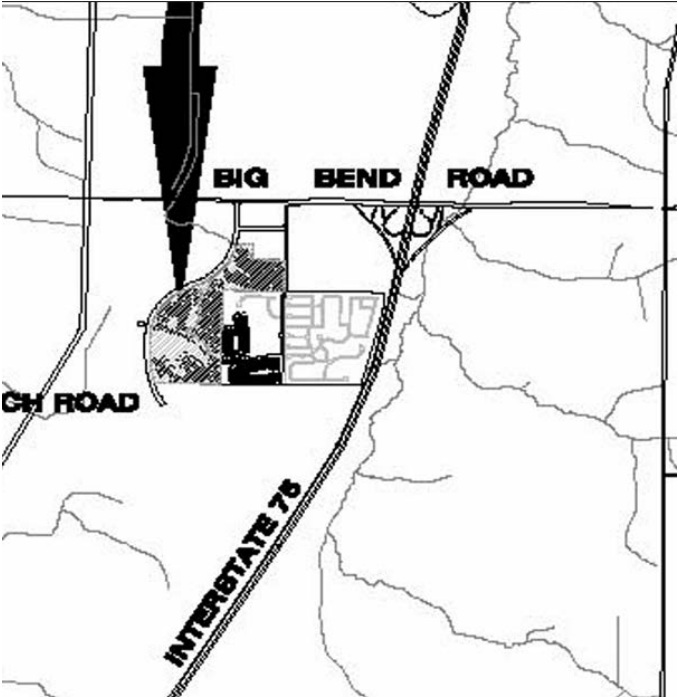
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

SECOND 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, Tyricee; 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, Keanndra; 1020 - Precision E&D LLC Thorne, Guillermo; 1028 - Pitts, Aman; 1033 - Toole, Dominica; 1035 - Newsome, Destiny; 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 - Multraine, 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 - Rodriguez, 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 - Leis-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 - Tavalicio, Daniel; 1034 - pierce, tristan; 1062 - Drew, Iisha; 1069 - vera, Miguel; 1080 - Jackson, Saminthia; 1086 - Hill, Phillip; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1137 - Castillo, Aprly; 1167 - Harvey, Johnasha; 1217 - Wesson, 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 - espailat, 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, Brittiann; 688 - Wheelchel, 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, La'Tya; 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, Caley; 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, Evangette

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, Jony; F017 - Singletary, Marvin; G002 - Thomas, Salem; G032 - Pomales, Chasity; G036 - Ringley, Tony L; G043 - Parris, Alli; G049 - Gallieth, Marie; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G061 - jean, Even; 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, Chenaee; 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 - Yull, 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 ---

SECOND INSERTION	
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT	*includes collection costs and early payment discounts
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.	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 Board of Supervisors ("Board") for the Waterset South Community Development District ("District") will hold the following public hearings and regular meeting:	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.
DATE: August 13, 2026 TIME: 10:00 a.m. LOCATION: 2700 South Falkenburg Road, #2745 Riverview, Florida 33578	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.

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

SECOND 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 ---

SECOND 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.	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

SECOND 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 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

SECOND INSERTION

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

--- ACTIONS / SALES ---

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-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 Fore- closure entered May 28, 2026 in Civil Case No. 25-CA-011241 of the Circuit Court of the THIRTEENTH JUDI- CIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NAVY FEDERAL CREDIT UNION is Plain- tiff 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 dis- ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To re- quest such an accommodation, please contact 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

SECOND 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 pursu- ant to the Final Judgment of Foreclo- sure 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 follow- ing property situated in Hillsborough County, Florida, described as: Florida Alcoholic Beverage Li- cense 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 Coordina- tor, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711.” DATED: July 6, 2026. RESPECTFULLY SUBMITTED, /s/ Erik Johanson Erik Johanson, 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

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-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. KNUD- SEN, 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 RICH- ARD LAWRENCE SIEGEL A/K/A R.L. SIEGEL, WHETHER SAID UN- KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN) LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover- ing 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 HILL- SBOROUGH COUNTY, FLOR- IDA. 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 notifi- cation of a scheduled court proceed- ing if the time before the scheduled appearance is less than 7 days. Com- plete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. 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

SECOND 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 RESI- DENCE UNKNOWN) Last Known Address: 7163 PALM DR., MILLINGTON, TN 38053-3826 TINA LINDSEY (CURRENT RESI- DENCE UNKNOWN) Last Known Address: 1845 NOTTING- HAM DR., VESTAVIA, AL 35216 Additional Address: 1514 OAK PARK DR., HOOVER, AL 35080-7746 TERRIE GIPSON (CURRENT RESI- DENCE 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 FREE- MAN (CURRENT RESIDENCE UN- KNOWN) Last Known Address: 971 JOE ROAD, MOCKSVILLE, NC 27028 Additional Address: 135 DUKE ST., COOLEEMEE, NC 27014-0077 JERRY WOLFE (CURRENT RESI- DENCE UNKNOWN) Last Known Address: 2600 PINE- APPLE AVE #D6, MELBOURNE, FL 32935 Additional Address: 2133 DRYDEN CT., MELBOURNE, FL 32935-3627 CURT MABRY (CURRENT RESI- DENCE UNKNOWN) Last Known Address: 111 SOUTH HIGHLANDS ST. APT 337, MEM- PHIS, 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 MAG- DALENE MANORS, ACCORD- ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE(S) 45, OF THE PUB- LIC RECORDS OF HILLSBOR- OUGH 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 writ- ten 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 CEN- TER DRIVE, SUITE #110, DEER- FIELD 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 de- manded 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 accom- modation, please contact the Admin- istrative Office of the Court as far in ad- vance 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 Of- fice of the Courts ADA Coordinator by letter, telephone or e-mail: Adminis- trative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272- 7040, Hearing Impaired: 1-800-955- 8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. WITNESS my hand and the seal of this Court 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

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-003855 FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, 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, BENE- FICIARIES, DEWISEES, 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, grant- ees, assignees, lienors, creditors, trust- ees, and all parties claiming an interest by, through, under or against the Defen- dants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage be- ing 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 writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 08/11/2026 (/30 days from Date of First Publica- tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff’s attorney or imme- diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. 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

SECOND 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 follow- ing property in Hillsborough County, Florida: LOT 4, BLOCK 17, MAGNOLIA PARK NORTHEAST RESI- DENTIAL PHASE 1, HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE(S) 129-143, OF THE PUBLIC RE- CORDS 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 writ- ten defenses, if any, to it on, CHAD SWEETING, ESQUIRE, Plaintiff’s At- torney, whose address is ARIAS BOS- INGER, 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 de- manded in the Complaint for Lien Fore- closure 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED: 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

SECOND 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 fore- close 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 RE- CORDED IN PLAT BOOK 34, PAGE 73, OF THE PUBLIC RE-		
	CORDS 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 Ra- ton, 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 de- manded 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 FCOI MTT July 10, 17, 2026	26-02346H

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-005674 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, 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 fore- closed 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, ACCORD- ING TO THE PLAT THERE- OF, AS RECORDED IN PLAT BOOK 137, PAGE 104, OF THE PUBLIC RECORDS OF HILL- SBOROUGH COUNTY, FLOR- IDA has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton,		
	Florida 33487 on or before 08/06/2026 (/30 days from Date of First Publica- tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff’s attorney or imme- diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUB- LISHED 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of 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

SECOND INSERTION			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-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		
SECOND INSERTION			SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CA-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		
SECOND INSERTION			SECOND 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 SOUTH-WESTERLY 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		
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			cide 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., whose address is Preti, P.A., P.O. BOX 2011, Brandon, FL 33509, bryan@pretiaw.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 de-		
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			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		
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.			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. GHDIDOTTI 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		
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.			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		
SECOND INSERTION			SECOND 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 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		
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		
DENCE 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: fltrealeprop@kelleykronenberg.com /s/ Barron A. Becker Barron A Becker, Esq. FBN: 1031460 File No: Sf22021-JMV July 10, 17, 2026 26-02430H			LOT 19, BLOCK F, 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 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:		