Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

Fictitious Name Notice
DBA of Scruff Squad

Notice given, JTDV27, LLC, desiring to engage in business under fictitious name Scruff Squad at 10110 Parley Drive Tampa Florida 33626, to register name in Hillsborough County with Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 24, 2026 26-02594H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property Paul Nestor Corrales, Jr. will on the 10th day of August, 2026 at 11:00 a.m., on property at 237 Sun Terrace, Lot ST-237, 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: 1980 GULF Mobile Home
VIN No.:
3G40GL39565A/
3G40GL39565B
Title No.: 17005340/17005341
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 24, 31, 2026 26-02633H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that RICHARD D. BLEVINS, OWNER, desiring to engage in business under the fictitious name of RICHARD D. BLEVINS located at 2609 MCINTOSH ROAD, DOVER, FLORIDA 33527 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 24, 2026 26-02654H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Slingshot Technologies Corporation located at: 4830 West Kennedy Blvd., Ste 600 in the city of Tampa, FL 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17th day of July 2026.
OWNER:
DigitalSpeed Communications, Inc.
4830 West Kennedy Blvd., Ste 600
Tampa, FL 33609

July 24, 2026 26-02613H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that MICHAEL ROBY, OWNER, desiring to engage in business under the fictitious name of CASTLE LOCK AND KEY located at 2203 GLEN MIST DR, VALRICO, FLORIDA 33594 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 24, 2026 26-02614H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Douglas Cooper / TAMPA LUXURY BLACK CAR LLC will engage in business under the fictitious name TAMPA BLACK CAR, with a physical address 4310 W Spruce St, Unit 238 Tampa, FL 33607, with a mailing address 4310 W Spruce St, Unit 238 Tampa, FL 33607, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 24, 2026 26-02593H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 OAKK mobile home bearing vehicle identification number FLFL1AF457010723 and all personal items located inside the mobile home. Last Tenant: Thomas Arthur Pompey. Sale to be held at: Bedrock Little Manatee, 1177 Primrose Peak Drive, Ruskin, Florida 33570, 813-906-5310.

July 24, 31, 2026 26-02651H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/19/2026 at 11:00 a.m. the following Vessel may be sold at public sale for storage charges PURSUANT TO FS 328.17 DESCRIPTION OF VESSEL 1999 KLT (COMPETITION ALUMINUM OF TEXAS) Hin # KLT21020L899 FL5503NJ Title: 0097531639 Tenant/ owner David Redden PORT 32 TAMPA LLC/D/B/A PORT 32 TAMPA HARBOUR reserves the right to bid Sale Held At PORT 32 TAMPA HARBOUR 5200 W TYSON AVENUE TAMPA, FL 33611 Reserves The Right To Reject Any Bid vessels may be released prior to the Sale.

July 24, 31, 2026 26-02677H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1990 BROA mobile home bearing the vehicle identification number GAFLL07A19923BM and all personal items located inside the mobile home. Last Tenants: Deandrea Shalanda Munford and Maria Jose Gonzalez. Sale to be held at: North Tampa Estates, 14218 Choctaw Village Drive, Lot No. 14218, Tampa, Florida 33613.

July 24, 31, 2026 26-02623H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 FORT mobile home bearing the vehicle identification number 122048 and all personal items located inside the mobile home. Last Tenants: Horta Alvarado, Nilda Rosa Carlo, Julio Alberto Diaz Martin, and Unknown Party or Parties in Possession. Sale to be held at: North Rome TA, 6700 North Rome Avenue, Tampa, Florida 33604, (813) 219-0340.

July 24, 31, 2026 26-02624H

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 Morgan Mobile Auto Glass located at 3031 N ROCKY POINT DR W. STE 770 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 17th day of July, 2026
Morgan Remote Services, LLC

July 24, 2026 26-02629H

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 Aeros Integrated Services located at 1032 E BRANDON BLVD #3790 in the City of BRANDON, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2026
AEROS MEDIA GROUP LLC

July 24, 2026 26-02675H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 08/13/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT	NAME	CONTENTS
176	Mark, Maleski	Tool chest
327	Sarah Draper	Toys, baby items, boxes, totes
545	Tobias Thompson	Weights, boxes

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

July 24, 31, 2026 26-02572H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 08/13/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 2268	Pembo, Lauren	Boxes, tools, totes, artwork, electronics, instruments, sports
Unit 2018	Platt, Dana	Boxes, totes, toys
Unit 2224	Mathews, Pamela	Boxes, bags, totes, electronics, kitchenware, furniture
Unit 3065	Anderson, Mica	Appliances, artwork, baby items, boxes, totes, furniture, toys
Unit 2081	Burgos, Erika	Baby items, boxes, bags, totes, furniture, instruments
Unit 1554	Landscapians / Adrian Jones	Lawn equipment, outdoors

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

July 24, 31, 2026 26-02574H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via https://www.storagetreasures.com on 08/13/2026 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

B221	William-Smith, Toynetta	Bedding, boxes, totes, clothing, electronics, furniture, lamps
B252	Rogers, Lashawnna	Appliances, boxes, computers, electronics, furniture, toys
A063	Wilson, Tatiyana	Boxes, toys
A081	Klepper, Christian	Broken cart, empty box
B201	Boussiquot, Sheila	Artwork, baby items, boxes, bags, totes, toys
A254	Hilaire, Cathryna	Bedding, boxes, bags, totes, furniture
D146	Allen, Andrea	Appliances, frames, bedding, totes, electronics, lamps, sports
A139	Carter, Jabria	Appliances, frames, boxes, clothing, electronics, lamps
D208	Culpepper, Ryan	Household items

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

July 24, 31, 2026 26-02571H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2019 CHAM mobile home bearing vehicle identification numbers FL239000HA010170A and FL239000HA010170B, and all personal items located inside the mobile home. Last Tenant: Tarina Lavonne Mcneil. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

July 24, 31, 2026 26-02674H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: AUGUST 24 2026:

DOUGS AUTO REPAIR 4805 N CORTEZ AVE TAMPA FL 33614 PHONE:(813)877-8850 MV44507 2013 INFINITI JN1BJ0HR1DM481855 $2125.75,

AFFORDABLE AUTO OF TAMPA LLC 5909 JOHNS RD STE 301 TAMPA FL 33634 PHONE (813)379-0850 MV101593 2017 RAM 3C63RRGL7HG785610 $15912.71

July 24, 2026 26-02652H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 08/17/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: PREMIER AUTOMOTIVE GROUP INC 1FTEW1CP6MFB07298 2021 FORD 16896.10 TEL: 813-697-1791 MV#: MV106037 LOCATION: 4302 E 10TH AVE TAMPA, FL 33605 /

FONTENANCY AUTO REPAIR LLC 2T3W1RFV3RC273149 2024 TOYT 15989.75 TEL: 813-697-1791 MV#:MV112428 LOCATION: 10202 WESTBRANCH CT, TAMPA, FL 33615 /

FAST SERVICES FLORIDA LLC 1HGCV1F14MA122446 2021 HOND 11830.18 / 1C6SRFHM6LN268784 2020 RAM 16389.78 / TEL:813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 /

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 24, 2026 26-02634H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 8/13/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

22-11	Shayne Suarez	Books, Boxes, Clothing, Electronics. Christmas Decorations
A-295	Bill Ammons	Bedding, Boxes, Furniture
B-417	Shawn Simmons	Baby Items, Bedding, Boxes, Totes, Bags, Clothing, Furniture, Toys
B-493	Brian Cotterel	Boxes, Furniture, Tools, Air Tank, Crates, Water Hose, Rims
B-513	Joyce Horton	Artwork, Boxes, Clothing,
C-585	Kathleen Double	Boxes, Totes, Bags, Electronics, Furniture, Lamps, Toys
C-589	James Dawson	Baby Items, Books, Bags, Totes, Clothing, Furniture
C-593	Gary Harris	Boxes, Clothing, Instruments, Tools, Toys
C-612	Alysha Williams	Baby Items, Boxes, Kitchenware, Furniture
G-818	Cristal Patterson	Boxes, Bags, Totes, Electronics, Furniture, Lamps

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

July 24, 31, 2026 26-02573H

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 Bayshore Party Co. located at 5905 S. Elkins Ave. in the City of Tampa, Hillsborough, FL 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of July, 2026
Jack Madden
Jack Madden

July 24, 2026 26-02638H

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 Elijah Brookes located at 514 Glenn Cross Dr, in the County of Hillsborough, in the City of Ruskin, Florida 33570 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Ruskin, Florida, this 20th day of July, 2026.
ARINKE'S CLOSET LLC

July 24, 2026 26-02637H

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 AMPLIFY HEARING located at 624 INDIANA AVE in the City of WICHITA FALLS, TX 76301 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of July, 2026
ELEVATE HEARING FLORIDA, LLC

July 24, 2026 26-02639H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tampa Bay Hull and Prop located at 2217 High Point Dr in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of July, 2026
Adam Douglas
Adam Douglas

July 24, 2026 26-02628H

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 White Glove Cleaning Solutions located at 9737 magnolia view ct apt 202 in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of July, 2026
SentientLABS LLC

July 24, 2026 26-02653H

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 938077 from Florida Dept. of Transportation, District 7 Attn: Joel Johnson at 11201 North McKinley Drive, MS 7-800 Tampa, FL 33612. Application received: March 31, 2026. Proposed activity: Mixed use Industrial. Project Name: FDOT-SR 39 from N of I-4 to N of Knights Rd Modification. Project size: 1.09 acres. Location: Section 17, Township 28S, Range 22 E, in City of Plant City. Outstanding Florida Water: No. Aquatic Preserve: No. The application is available for public inspection Monday through Friday at 7601 US. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermaters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

July 24, 2026 26-02599H

--- 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 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. 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.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 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 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 24, 2026 26-02575H

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. 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.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) 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.

Audette Bruce, District Manager
July 24, 2026 26-02576H

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 the 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. 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.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 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.

Howard Neal, District Manager
July 24, 2026 26-02577H

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 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. 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.tpoa.net at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Patricia@havenmgtsol.com or via phone at 813 977-3933.

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.

Patricia Thibault, District Manager
July 24, 2026 26-02578H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the South Fork East Community Development District (the **"District"**) will hold a public hearing and a meeting on Thursday, August 13, 2026, at 6:00 p.m. at The Christ the King Lutheran Church located at 11421 Big Bend Road, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://www.southforkeastcdd.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 24, 2026 26-02580H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Bullfrog Creek Community Development District (the **"District"**) will hold a public hearing and a meeting Tuesday, August 11, 2026, at 6:00 p.m. at 13013 Summerfield Boulevard, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at https://bullfrogcreekcdd.com/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Samantha.Zanoni@inframark.com or via phone at 656-237-8299.

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

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

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

Samantha Zanoni, District Manager
July 24, 31, 2026 26-02581H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Gas Worx Community Development District (the "District") will hold a public hearing and a meeting Monday, August 17, 2026, at 1:30 p.m. at the offices of Kettler's located at 1906 N Avenida Rebublica de Cuba, Tampa, FL 33605.

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.gasworxcdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Bryan.Radcliff@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.

Bryan Radcliff, District Manager
July 24, 31, 2026 26-02582H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Riverbend West Community Development District (the **"District"**) will hold a public hearing and a meeting Monday, August 17, 2026 at 6:00 p.m. at the Riverview Public Library located at 9951 Balm Riverview Road, Riverview, Florida 33569.

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.riverbendwestcdd.com at least two (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 (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 via 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 24, 31, 2026 26-02583H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Live Oak No. 1 Community Development District

The Board of Supervisors (the **"Board"**) of the Live Oak No. 1 Community Development District (the **"District"**) will hold a public hearing and a meeting Tuesday, August 18, 2026, at 10:00 a.m. at the Live Oak Clubhouse located at 9401 Oak Preserve Boulevard, 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.liveoakno1cdd.com 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) 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.

Andy Mendenhall, District Manager
July 24, 31, 2026 26-02659H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
File No: 26-CP-001943
Division: Probate B
IN RE: ESTATE OF ALLAN RYKOFF, Deceased.

The administration of the estate of ALLAN RYKOFF, deceased, whose date of death was April 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 24, 2026.

Personal Representative:
AGNES RYKOFF
PAUL KNUDSEN, Esquire
KNUDSEN LAW, P.A.
Attorney for Petitioner
Florida Bar No. 91770
paul@klawtb.com
10863 Park Blvd., Suite 5
Seminole, FL 33772
Tel: 727-398-3600
July 24, 31, 2026 26-02642H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Rivercrest Community Development District (the **"District"**) will hold a public hearing and a meeting Monday, August 24, 2026, at 6:30 p.m. at Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, Florida 33569.

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.rivercrestcdd.org/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at rmcgrath@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.

Richard McGrath, District Manager
July 24, 31, 2026 26-02617H

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. 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.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 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 24, 2026 26-02584H

FIRST INSERTION

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE: August 11, 2026
TIME: 11:00 a.m.
LOCATION: Rizzetta & Company, Inc.
2700 Falkenburg Road, Suite 2745
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, 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 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.

Stephanie DeLuna, District Manager
July 24, 2026 26-02586H

FIRST INSERTION

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

The Hidden Creek Community Development District Audit Committee will meet on Monday, August 10, 2026 at 6:30 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Hidden Creek Community Development District.

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

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

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

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

Amanda Ferguson, District Manager
July 24, 2026 26-02591H

FIRST INSERTION

CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (**"Board"**) of the Channing Park Community Development District (**"District"**) will hold a public hearing on **Thursday, August 20, 2026 at 4:30 p.m. at the Channing Park Recreation Center, 17358 Chelsea Downs Circle, Lithia, FL 33547,** or the purpose of hearing comments and objections on the adoption of the proposed budgets (**"Proposed Budget"**) of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2027"**).

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at www.channingparkcdd.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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Channing Park Community Development District
Sam Stevens, District Manager
July 24, 31, 2026 26-02587H

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: August 13, 2026
TIME: 6:00 p.m.
LOCATION: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, Florida 33558

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 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, Inframark, IMS, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; via email at Mark.Vega@Inframark.com or via phone at (813) 991-1140 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://stonebriercdd.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.

Mark Vega, District Manager
July 24, 31, 2026 26-02590H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harbor Bay Community Development District will hold special meetings at 6:00 p.m. at the Mirabay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, FL 33572 unless otherwise indicated as follows:

August 6, 2026
August 27, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Lynn Hayes, District Manager
July 24, 2026 26-02643H

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 4.89 acres to serve the multi-family residential project known as TGH Workforce Housing. The project is located in Hillsborough County, Section(s) 30, Township 29 South, Range 20 E. The permit applicant is Florida Health Sciences Center Inc 1 Tampa General Cir Tampa, FL 33606. The Permit No. is 43002836.029.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

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

July 24, 2026 26-02644H

FIRST INSERTION

MAGNOLIA PARK 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 Magnolia Park Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 10, 2026
TIME: 5:30 p.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, 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 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 24, 2026 26-02585H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Park Place Community Development District (the **"District"**) will hold a public hearing and a meeting on Wednesday, August 19, 2026, at 11:00 a.m. at the Lake House located at 11740 Casa Lago Lane, 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"**) on the lands depicted in the map referenced herein.

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 hearing on the District's website at www.parkplacecdd.org, or may be obtained by contacting the District Manager's office via email at Assessments@inframark.com or via phone at (954) 603-0033.

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.

Schedule of Final Operating Budget
Fiscal Year 2027 Annual Assessments

Lot Size	ERU Factor	Lot Count	O&M Combined General Fund 001	Fiscal Year 2027 Total	Fiscal Year 2026 Total	Total Inc/(Dec) in Annual Assmt [2]	Percentage Increase
					Annual Assessments [1]		
Mandolin [1]							
Single Family 50'	1.75	101	$1,852.79	**$2,745.18**	$2,241.48	**$503.70**	37.34%
Single Family 60'	2.00	108	$1,852.79	**$2,872.66**	$2,368.96	**$503.70**	37.34%
Windsor [1]							
Townhome	1.00	182	$714.31	**$1,224.25**	$1,030.06	**$194.19**	37.34%
Highland Park [1]							
Townhome 22'	0.88	40	$1,813.42	**$2,539.12**	$2,046.12	**$493.00**	37.34%
Townhome 25'/26'	0.90	60	$1,818.73	**$2,561.01**	$2,066.58	**$494.43**	37.34%
Townhome 28'	0.95	25	$1,832.01	**$2,615.76**	$2,117.71	**$498.05**	37.34%
Single Family 40'	1.00	58	$1,845.29	**$2,670.51**	$2,168.85	**$501.66**	37.34%
Single Family 50'	1.25	44	$1,911.16	**$2,942.06**	$2,422.49	**$519.57**	37.34%
Single Family 70'	1.75	54	$2,043.41	**$3,487.34**	$2,931.82	**$555.52**	37.34%
Single Family 80'	2.00	29	$2,109.54	**$3,759.98**	$3,186.49	**$573.49**	37.34%
Single Family 90'	2.25	5	$2,175.41	**$4,031.53**	$3,440.13	**$591.40**	37.34%
Single Family 150'	3.25	9	$2,439.71	**$5,121.02**	$4,457.77	**$663.25**	37.34%
Mixed Use[1]							
Apartments	0.35	239	$566.39	**$566.39**	$412.41	**$153.98**	37.34%
School	1.00	10	$1,091.76	**$2,329.18**	$2,032.37	**$296.81**	37.34%
Commercial	3.00	5.2	$4,865.46	**$4,865.46**	$3,542.73	**$1,322.73**	37.34%
	Total lots	**969.2**					

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 without additional publication of notice. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Angel Montagna, District Manager

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

VICINITY MAP
SEC. 8, TWP. 28 S, RGE. 17 E
HILLSBOROUGH COUNTY, FLORIDA

July 24, 2026 26-02616H

FIRST INSERTION

HARBOR BAY 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 Harbor Bay Community Development District will hold two public hearings and a regular meeting on August 20th, 2026 at 6:00 p.m. at the MiraBay Clubhouse Lagoon Room, 107 Manns Harbor Dr., Apollo Beach, FL 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, Suite 200, Tampa, FL 33614, phone 813-994-1001, email lhayes@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 lots per the District's applicable assessment methodologies. 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.

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	**$5,346,449.00**
COLLECTION COSTS @ 2%	**$113,754.23**
EARLY PAYMENT DISCOUNT @ 4%	**$227,508.47**
TOTAL O&M ASSESSMENT	**$5,687,711.70**

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
Assessment Area 1					
Single Family 60'	114	0.60	$3,232.48	$3,671.09	$438.61
Single Family 70'	143	0.70	$3,771.22	$4,282.94	$511.72
Single Family 80'	78	0.80	$4,309.97	$4,894.78	$584.81
Single Family 100'	27	1.00	$5,387.46	$6,118.48	$731.02
Assessment Area 2					
Townhomes	213	0.25	$1,346.86	$1,529.62	$182.76
SF 40/Villas	343	0.40	$2,154.98	$2,447.39	$292.41
Single Family 50'	195	0.50	$2,693.73	$3,059.24	$365.51
Single Family 60'	120	0.60	$3,232.48	$3,671.09	$438.61
Single Family 70'	63	0.70	$3,771.22	$4,282.94	$511.72
Single Family 80'	249	0.80	$4,309.97	$4,894.78	$584.81
Single Family 100'	61	1.00	$5,387.46	$6,118.48	$731.02
Commercial	23.34	2.25	$1,835.74	$1,952.02	$116.28

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.

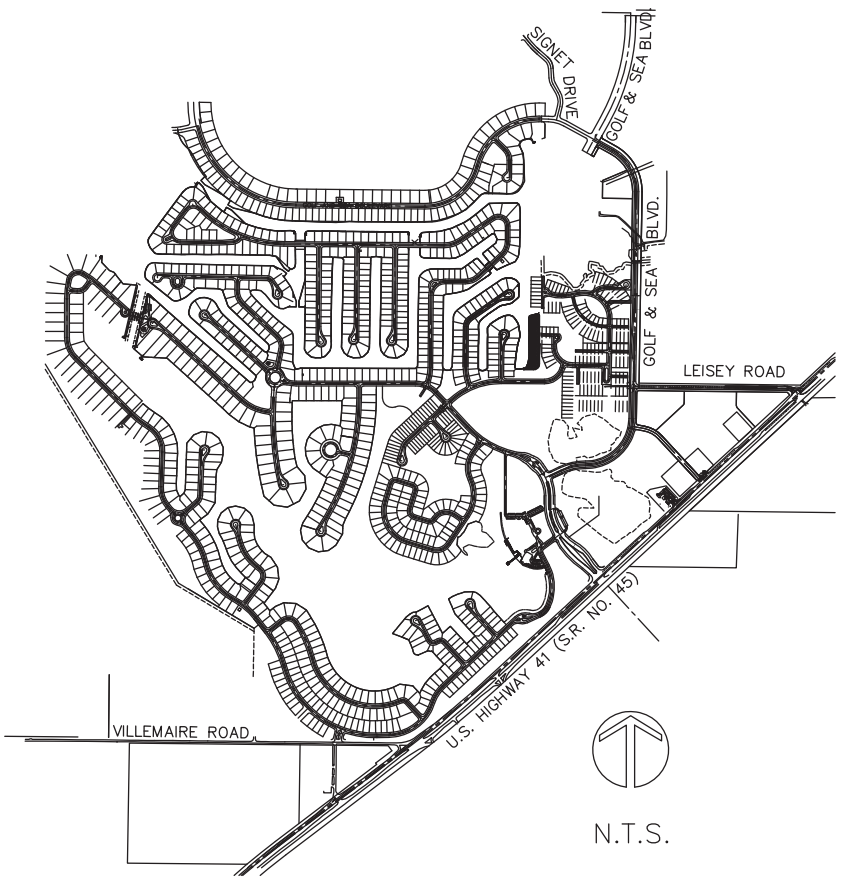
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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 813-994-1001 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.

Lynn Hayes, District Manager



July 24, 31, 2026 26-02615H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Easton Park Community Development District (the **"District"**) will hold a public hearing and a meeting on Thursday, August 20, 2026, at 4:30 p.m. at the Heritage Isles Golf & Country Club located at 10630 Plantation Bay 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 least two (2) days before the meeting www.eastonparkcdd.com or may be obtained by contacting the District Manager's office via email at Christina.Newsome@inframark.com or via phone at 954-603-0034.

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

Product	General Fund (001)			Fountain Fund (002)			Debt Service			Total Assessments per Unit				Total	Fountain
	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change	Units	Units
Single Family 50'	$1,226.77	$1,052.20	16.6%	$85.58	$85.58	0.0%	$689.56	$689.56	0.0%	$2,001.91	$1,827.34	$174.57	9.6%	360	52
Single Family 60'	$1,380.12	$1,183.73	16.6%	$0.00	$0.00	n/a	$775.75	$775.75	0.0%	$2,155.87	$1,959.48	$196.39	10.0%	168	0
Single Family 75'	$1,533.47	$1,315.25	16.6%	$0.00	$0.00	n/a	$861.94	$861.94	0.0%	$2,395.41	$2,177.19	$218.22	10.0%	72	0
														600	52

ASSESSMENT INCREASE ANALYSIS

Product	Assessment Increase $ 100,000		
	Per Product	Per Unit O&M % Increase	Per Unit O&M $ Increase
Single Family 50'	$59,934.07	16%	$166.48
Single Family 60'	$31,465.39	16%	$187.29
Single Family 75'	$14,983.52	16%	$208.10
Total	$106,382.98	*Collection costs included*	

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
$1,226.77	$1,052.20	$973.05	$973.05	$893.77
$1,380.12	$1,183.73	$1,094.69	$1,094.68	$1,005.49
$1,533.47	$1,315.25	$1,216.32	$1,216.32	$1,117.21

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.

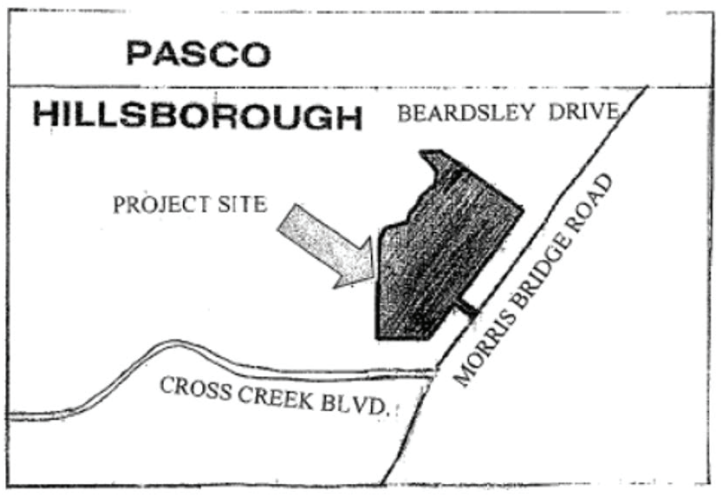
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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 two (2) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Christina Newsome, District Manager



July 24, 2026 26-02579H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Harbour Isles Community Development District (the **"District"**) will hold a public hearing and a meeting on Tuesday, August 25, 2026, at 11:00 a.m. at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

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.harbourislescdd.org/ at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at szanoni@azuria.com or via phone at 656-237-8299.

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

General Fund 001				
Product & Phase	**FY 2027**	**FY 2026**	**% Change**	**EAU Factor**
Single Family 70'	$1,994.82	$1,922.41	3.8%	1
Single Family 80'	$2,274.10	$2,191.55	3.8%	1.14
Single Family 90'	$2,573.32	$2,479.91	3.8%	1.29

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

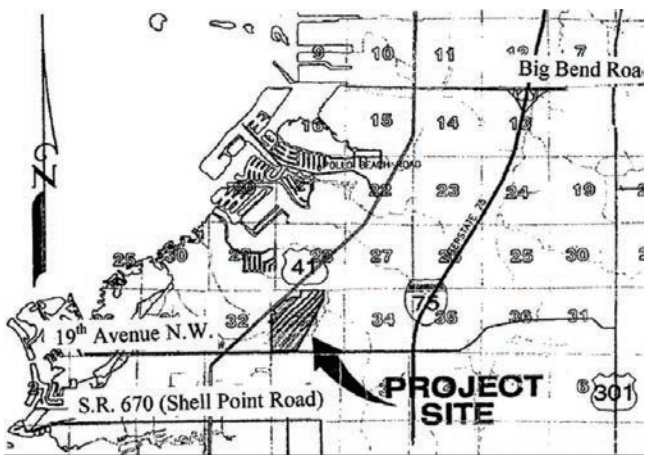
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

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

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

Samantha Zanoni, District Manager



July 24, 2026 26-02661H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the New Port Tampa Bay Community Development District

The Board of Supervisors (the **"Board"**) of the New Port Tampa Bay Community Development District (the **"District"**) will hold a public hearing and a meeting Thursday, August 20, 2026, at 11:00 a.m. at the 5120 Marina Way, Tampa, Florida 33611.

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, the proposed assessment methodology, 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://newporttampabaycdd.com/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at gaarlandtj@pfm.com or via phone at (407) 723-5900.

The proposed O&M Assessment for each unit is **$723.63** and is inclusive of the cost of collection and early payment discounts, and is preliminary and subject to change at the meeting and in any future year.

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.

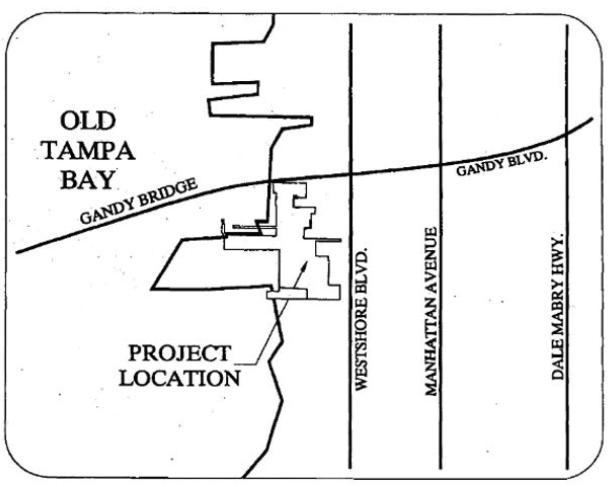
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Jane Gaarlandt, District Manager



VICINITY MAP
SECTION 8, TOWNSHIP 30, RANGE 18
CITY OF TAMPA, FLORIDA

July 24, 2026 26-02660H

FIRST INSERTION

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING AND NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET(S) AND TO CONSIDER THE IMPOSITION OF ANNUAL OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND PROVIDING FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME.

The Board of Supervisors (the "Board") of the Heritage Isles Community Development District (the "District") will hold a regular meeting and public hearings on **Wednesday, August 19, 2026,** at **6:30 p.m.** at the Heritage Isles Clubhouse Library, 10630 Plantation Bay Drive, Tampa, Florida 33647. The District is located in Hillsborough County and encompasses 534 acres. It is bounded on the north by K-Bar Ranch, on the west by the Cross Creek Development, on the south by Cross Creek Boulevard, and on the east by other residential and commercial development.

The purpose of the first public hearing is to receive public comment and objections on the District's Fiscal Year 2026-2027 Proposed Final Budget(s) The purpose of the second public hearing is to consider the adoption of an assessment roll, the imposition of special assessments to fund the proposed budget upon the lands located within the District, and to provide for the levy, collection, and enforcement of the non-ad valorem assessments that will be collected by Hillsborough County. The public hearings are being conducted pursuant to 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.

The District may also fund various facilities through the collection of certain rates and charges, which are identified within the budget(s). A copy of the Proposed Budget, preliminary assessment roll, a detailed assessment schedule, and the agenda for the hearings and meeting may be obtained at the offices of the District's management company, Inframark, Community Management Services, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or e-mail at Mark.Vega@inframark.com or via phone at (813) 991-1140, during normal business hours.

In accordance with Section 189.016 Florida Statutes, the Proposed Budget will be posted on the District's website (http://www.HeritageIslesCDD.org) at least two days before the Budget Public Hearing date.

The Board will also consider any other business which may properly come before it. The meeting and public hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting or public hearings may be continued to a date, time, and place to be specified on the record at the meeting or public hearings without any further publication of notice.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments, if any. A copy of the Fiscal Year 2026-2027 O&M & Debt Service Assessment schedule may be obtained from the District Manager. 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. Annual O&M Assessments (in addition to the Debt Service Assessments) will appear on the 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 Hillsborough County Tax Collector will collect the assessments. 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.

There may be occasions when one or more Supervisors or staff will participate by telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, at (813) 873-7300. 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 hearing 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 the proceedings and 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 24, 31, 2026 26-02588H

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.

LV18237_V12

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Cory Lakes Community Development District (the **"District"**) will hold a public hearing and a meeting on Thursday, August 20, 2026, at 6:00 p.m. at the Cory Lake Beach Club located at 10441 Cory Lake 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.corylakescdd.net at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at byoung@gms-tampa.com or via phone at (813) 344-4844.

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

Land Use	Total # of Units or Acres	EAU/ERU Factor	Proposed O&M Assessment
O&M (All Less 1.11 & 96B)	953 Units	1.00	$3,711.61
O&M (1.11 & 2.196B)	4 Units	2.00	$7,423.22

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.

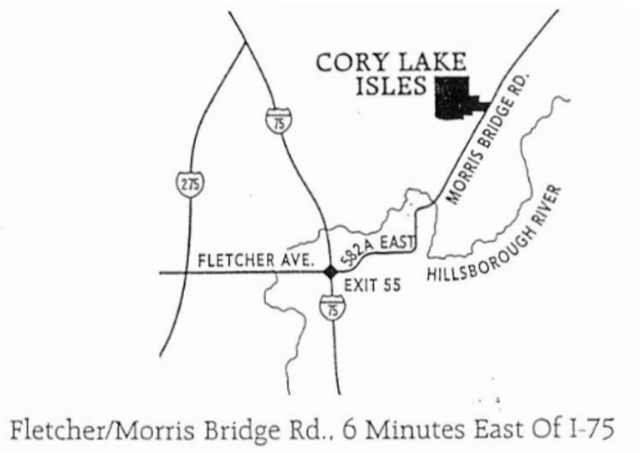
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Brian Young, District Manager



July 24, 2026 26-02592H

FIRST INSERTION

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

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.

The Board of Supervisors for Highlands Community Development District will hold a Public Hearing and a regular meeting on August 19, 2026 at 6:00 p.m. at the Ayersworth Glen Clubhouse, 11102 Ayersworth Glen Blvd, Wimauma, Florida 33598.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budget(s). 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 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 which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or 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.highlandscdd.com 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. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this Public Hearing or meeting because of a disability or physical impairment should contact the District Manager's office at (813) 873-7300 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 at 7-1-1 or toll free at 1-800 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

Each person who decides to appeal any decision made by the Board of Supervisors 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 24, 31, 2026 26-02589H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001737
IN RE: ESTATE OF KENNETH D. LENDER
Deceased.

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

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

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: KENNETH D. LENDER, File Number 2026-CP-001737.

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

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

Date of death of the decedent is: 05/09/2026.

The date of first publication of this notice is: 07/24/2026.

The second week of publication is: 07/31/2026.

Personal Representative(s):
David Keith Goff
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
Telephone: (863) 250-2990
July 24, 31, 2026 26-02598H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROOUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002381
IN RE: JUDITH ANN ARASU,
Deceased.

The administration of the estate of JUDITH ANN ARASU, deceased, whose date of death was May 24, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 204, 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 24, 2026.

Personal Representative:
Thiru S. Arasu
14708 Croydon Place
Tampa, Florida 33618
Attorney for Personal Representative:
JAMES R. (RUSTY) SPOOR
Florida Bar Number: 27058
SPOOR LAW, P.A.
877 Executive Center Dr. W., Suite 100
St. Petersburg, FL 33702
Telephone: (727) 822-4355
July 24, 31, 2026 26-02649H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001842
Division PROBATE
IN RE: ESTATE OF SARAH S. TRICE
Deceased.

The administration of the estate of SARAH S. TRICE, deceased, whose date of death was December 26, 2024; File Number 26-CP-001842, 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 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 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 24, 2026.

CAROL TRICE STRINGER
Personal Representative
4509 S. Oak Drive #O-41
Tampa, FL 33611
WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
July 24, 31, 2026 26-02664H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002306
IN RE: ESTATE OF HOWARD BARDIN BANES,
Deceased.

The administration of the estate of HOWARD BARDIN BANES, deceased, whose date of death was October 28, 2024, 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 24, 2026.

HANNA ENGELHARDT BANES
Personal Representative
8721 Elmdale Place
Tampa, FL 33637
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 24, 31, 2026 26-02619H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-002354
IN RE: THE ESTATE OF JUDITH DIANA HINES,
Deceased.

The administration of the Estate of JUDITH DIANA HINES, deceased, whose date of death was January 25, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
MARC HINES |
Personal Representative
Joel R. Epperson, Esquire
Florida Bar No. 218340
EPPERSON & RICH, PLLC
8401 J R Manor Dr Ste 100
Tampa, FL33634
Tel: (813) 886-8500
Email: jepperson@eppersonrich.com
srich@eppersonrich.com
Attorney for Personal Representative
July 24, 31, 2026 26-02607H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 2026-CP-002076
Division Probate A
IN RE: ESTATE OF ALTON SAMUEL BRININGER
Deceased.

The administration of the estate of Alton Samuel Brininger, deceased, whose date of death was April 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 24, 2026.

Personal Representative:
Pamela J. Nelson
4014 W. McKay Ave.,
Tampa, FL 33609
Attorney for Personal Representative:
/s/ Jessica L. Gordon
Jessica Gordon, Attorney
Florida Bar Number: 1020709
3903 Northdale Blvd., 100E
Tampa, FL 33624
Telephone: (813) 537-0128
Fax: (813) 736-7391
E-Mail: jessica@gordonelderlaw.com
July 24, 31, 2026 26-02641H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001650
Division PROBATE
IN RE: ESTATE OF RONALD E. SLATER, SR. Deceased.

The administration of the estate of RONALD E. SLATER, SR., deceased, whose date of death was March 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, 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 24, 2026.

Personal Representative:
CHRISTIAN SLATER
7560 Hollywood Blvd., Apt. 108
Los Angeles, California 90046
Attorney for Personal Representative:
BART SCOVILL, Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com
July 24, 31, 2026 26-02648H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 26-CP-002075
DIVISION: B
IN RE: SHERYL BAXLEY CUFFE Deceased.

The administration of the estate of SHERYL BAXLEY CUFFE, deceased, whose date of death was April 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No 26-CP-002075; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS JULY 24, 2026.

Personal Representative
KRISTI LYNN CUFFE
13104 Tifton Drive
Tampa, FL 33618
Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
July 24, 31, 2026 26-02645H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002124
Division B
IN RE: ESTATE OF BRENDA S. MACCARONE Deceased.

The administration of the estate of BRENDA S. MACCARONE, deceased, whose date of death was April 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
MELANIE F. SZEGLOWSKI
8561 Tidal Bay Ln.
Tampa, FL 33635
Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Ave.
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemenway@bhpalaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
July 24, 31, 2026 26-02663H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2384
IN RE: ESTATE OF JEFFREY DAVID LYNN Deceased.

The administration of the estate of JEFFREY DAVID LYNN, deceased, whose date of death was June 9, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Francesca Sara Moro
5910 Hatteras Palm Way
Tampa, Florida 33615
Attorney for Personal Representative:
SPIRO T. KOMNINOS, ESQ.
Attorney for Petitioner
Florida Bar Number: 278660
Komninos Law Firm, P.A.
13990 West Hillsborough Avenue
Tampa, FL 33635
Telephone: (813) 251-3444
E-Mail: spirolaw@hotmail.com
July 24, 31, 2026 26-02605H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000900
IN RE: ESTATE OF LORETA NELL HARVILL, Deceased.

The administration of the estate of LORETA NELL HARVILL, deceased, whose date of death was July 20, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
LINDA J VOLDEN
1101 JOHNSON LOOP
PLANT CITY, FLORIDA 33563
Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
July 24, 31, 2026 26-02608H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002396
IN RE: ESTATE OF DAVID DURAND, Deceased.

The Administration of the Estate of David Durand, Deceased, 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 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is July 24, 2026.

Personal Representative:
Guy Durand
14212 S 21st Street
Bellevue, Nebraska 68123
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq., Attorney
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
July 24, 31, 2026 26-02618H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002329
Division B
IN RE: ESTATE OF RHONDA FRIED, Deceased.

The administration of the estate of Rhonda Fried, deceased, whose date of death was December 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Taylor Lauren Slavin
2021 N. Lemans Blvd, Apt 2403
Tampa, FL 33607
Attorney for Personal Representative:
RODOLFO SUAREZ, JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Petitioner
9100 S. Dadeland Blvd., Ste. 1620
Miami, Florida 33156
Tel. (305) 448-4244 /
Fax (305) 448-4211
Primary Email:
rudy@suarezlawyers.com
Secondary Email:
eservice@suarezlawyers.com
July 24, 31, 2026 26-02606H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002343
Division A
IN RE: ESTATE OF MARSHA JOY FADER, aka MARSHA H. FADER aka MARSHA FADER Deceased.

The administration of the estate of MARSHA JOY FADER, also known as MARSHA H. FADER, also known as MARSHA FADER, deceased, whose date of death was May 17, 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. 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 24, 2026.

PAMELA GREENE
Personal Representative
387 Eighth Avenue
Ryne E. Hartt, Esq.
Attorney for Personal Representative
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhartt@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
July 24, 31, 2026 26-02646H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001404
Division A
IN RE: ESTATE OF CECELIA WILLIAMS Deceased.

The administration of the estate of Cecelia Williams, deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. 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 24, 2026..

Personal Representative:
Nichole Addazio
9296 Crestview Circle
Palm Beach Gardens, Florida 33412
Attorney for Personal Representative:
Melissa D. Lazarchick, Esq.
Attorney
Florida Bar Number: 043696
Joseph C. Kempe, P.A.
941 N Highway A1A
Jupiter, FL 33477
Telephone: (561) 747-7300
Fax: (561) 747-7722
E-Mail: mlazarchick@kempelaw.com
Secondary E-Mail:
cengvalson@kempelaw.com
July 24, 31, 2026 26-02647H

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--- 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-008773
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
THADDUS CUYLER A/K/A T. CUYLER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 25, 2026 in Civil Case No. 25-CA-008773 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Thaddus Cuyler a/k/a T. Cuyler, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 9, ARMENIA ESTATES REVISED, according to the map or plat thereof as recorded in Plat Book 28, Page 62, 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
25-13235FL
July 24, 31, 2026 26-02672H

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.: 25-CA-010203
TREMONT AT BAY PARK I HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
JAMIE TWIN SEAY JR.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/16/2026, in Case No.: 25-CA-010203 of the Circuit Court in and for Hillsborough County, Florida, wherein TREMONT AT BAY PARK I HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JAMIE TWIN SEAY JR., et al., is/are the Defendant(s). 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 9/14/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 2, Block 2, TREMONT AT BAY PARK TWO, according to the plat as recorded in Plat Book 132, Pages 70 through 71, of the Public Records of Hillsborough County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL-1-800-955-8770.

DATED: July 16, 2026
By: /s/Carlos Arias
Carlos Arias, Esquire
Florida Bar No.: 820911
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
July 24, 31, 2026 26-02626H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CA-001520; Division: P
BANK OF CENTRAL FLORIDA, a Florida banking corporation,
Plaintiff, -vs-
HEARTLAND PROPERTIES, LLC, a Delaware limited liability company; and UNKNOWN TENANTS,
Defendants.

Pursuant to Administrative Order 3-15.13 and §45.031, Florida Statutes, notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, as Clerk of the Circuit and County Courts for the Thirteenth Judicial Circuit, will sell the property situated in Hillsborough County, Florida, described as:

The South 1/4 of the Northwest 1/4 of Section 16, Township 29 South, Range 22 East, Hillsborough County, Florida, LESS the East 330 feet and LESS road right-of-way.

AKA: James L. Redman Parkway, Plant City, FL

at public sale, to the highest and best bidder for cash, on August 31, 2026, by electronic sale, bidding will begin at 10:00 a.m. Eastern Time on-line at www.hillsborough.realforeclose.com.

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.

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 733602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

/s/ Abel A. Putnam
Abel A. Putnam, Esquire
Florida Bar No. 024090
PUTNAM & CREIGHTON, P.A.
P.O. Box 3545
Lakeland, Florida 33802-3545
(863) 682-1178
aap@putnampa.com
aapservice@putnampa.com
July 24, 31, 2026 26-02670H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CA-001516; Division: P
BANK OF CENTRAL FLORIDA, a Florida banking corporation,
Plaintiff, -vs-
HEARTLAND PROPERTIES, LLC, a Delaware limited liability company; and UNKNOWN TENANTS,
Defendants.

Pursuant to Administrative Order 3-15.13 and §45.031, Florida Statutes, notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, as Clerk of the Circuit and County Courts for the Thirteenth Judicial Circuit, will sell the property situated in Hillsborough County, Florida, described as:

The South 440 feet of the North 3/4 of the West 3/4 of the Northwest 1/4 of the Northwest 1/4, less right-of-way for State Road 39, in Section 16, Township 29 South, Range 22 East, Hillsborough County, Florida.

AKA: 3610 James L. Redman Parkway, Plant City, FL

at public sale, to the highest and best bidder for cash, on September 28, 2026, by electronic sale, bidding will begin at 10:00 a.m. Eastern Time on-line at www.hillsborough.realforeclose.com.

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.

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 733602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

/s/ Abel A. Putnam
Abel A. Putnam, Esquire
Florida Bar No. 024090
PUTNAM & CREIGHTON, P.A.
P.O. Box 3545
Lakeland, Florida 33802-3545
(863) 682-1178
aap@putnampa.com
aapservice@putnampa.com
July 24, 31, 2026 26-02671H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22-CA-009567
LONGBRIDGE FINANCIAL, LLC
Plaintiff, vs.
CAROL G. DAVENPORT AKA CAROL GENE DAVENPORT, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-009567 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and CAROL G. DAVENPORT AKA CAROL GENE DAVENPORT, et. al., are Defendants, Clerk of Circuit Court, Victor D. Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, on August 31, 2026 at 10:00 AM, the following described property:

ALL OF MY RIGHTS TITLE AND INTEREST IN AND TO THAT PART OF THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LYING NORTH AND ADJOINING THE RIGHT OF WAY OF STATE ROAD NO. 60 IN SECTION 26, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS EAST ONE ACRE.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

IMPORTANT

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

DATED this 16th day of July, 2026.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email:
Karissa.Chin-Duncan@gmlaw.com
By: Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
58341.1015 / 58341.1015 /
Jean Schwartz
July 24, 31, 2026 26-02609H

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. 25-CA-008526
Division E
RESIDENTIAL FORECLOSURE
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2006-CB1 MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-CB1
Plaintiff, vs.
CLEMENT C STEVENSON A/K/A CLEMENT CUPID STEVENSON, DONAVEEN STEVENSON A/K/A DONAVEEN STEVESNON, CROSS CREEK PARCEL "K" HOMEOWNER'S 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 14, 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 96, BLOCK 9, OF CROSS CREEK PARCEL "K"PHASE 2C, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 92, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 18420 MEADOW BLOSSOM LN, TAMPA, FL 33647; 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 September 16, 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 21, 2026
By: /s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2529185/CMP
July 24, 31, 2026 26-02668H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
Case No.: 25-CC-049453
OVERALL OUTDOOR SERVICES, LLC a Florida Limited Liability Company,
Plaintiff, v.
LURIN REAL ESTATE HOLDINGS, LVIII, LLC a foreign limited liability company, and HOMECOMING RESTORATION LLC, dba SERVPRO OF WHEATON, GLEN ELLYN, LISLE
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Default Judgment of Foreclosure dated July 13th, 2026 entered in Civil Case No. 25-CC-049453 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Clerk of the Court, Victor D. Crist, will sell to the Highest and Best Bidder for Cash online at https://www.hillsborough.realforeclose.com/, at 10:00 a.m. on the 4th day of September, 2026, the following described property as set forth in said Final Judgment, to-wit:

Portion of land lying in Section 5 Township 30 South Range 18 East, Hillsborough County, Florida.

And which is further described in the Special warranty deed warranty deed recorded in the Public records of Hillsborough County, FL at Instrument No. 2022312662, a true and correct copy of which is attached hereto as Exhibit "A" and which is incorporated herein by reference.

With a street address of: 4003 South West Shore Blvd., Tampa, FL 33611

EXHIBIT "A" to Special Warranty Deed
Legal Description
(The Cove Apartments, Tampa, FL)

PARCEL I:
PART OF THE SOUTH 418.5 FEET OF THE NORTH 935.5 FEET OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING WEST OF SOUTH WESTSHORE BOULEVARD AND DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH WESTSHORE BOULEVARD, MARKING THE NORTHEAST CORNER OF THE AFOREDESCRIBED TRACT OF LAND AND RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 0 DEGREES 09 MINUTES 00 SECONDS EAST, 270.0 FEET TO AN IRON ROD WITH CAP SET; THENCE WEST 90.71 FEET TO AN IRON PIPE FOUND; THENCE NORTH 30.00 FEET TO AN IRON PIPE FOUND; THENCE WEST 225.00 FEET TO AN IRON PIPE FOUND; THENCE NORTH 25.00 FEET TO AN IRON PIPE FOUND; THENCE WEST 575.00 FEET TO AN IRON PIPE FOUND; THENCE SOUTH 21.23 FEET TO AN IRON PIPE FOUND; THENCE WEST 595.97 FEET TO A POINT; THENCE NORTH 11 DEGREES 29 MINUTES 37 SECONDS WEST, 241.06 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFOREDESCRIBED TRACT OF LAND: THENCE ALONG SAID NORTH BOUNDARY, EAST 1534.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:
A TRACT IN THE NORTH 1301.77 FEET OF THAT PART OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING WEST OF WESTSHORE BOULEVARD, DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; RUN SOUTH 0 DEGREES 09 MINUTES 00 SECONDS EAST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF SECTION 5, 787.0 FEET; RUNNING THENCE WEST PARALLEL TO THE NORTH BOUNDARY OF SAID SECTION 5, 40.0 FEET TO AN IRON ROD WITH CAP SET AND THE POINT OF BEGINNING, WHICH POINT IS ON THE WEST RIGHT-OF-WAY LINE OF WESTSHORE BOULEVARD; FROM SAID POINT OF BEGINNING, CONTINUE WEST 90.71 FEET TO AN IRON PIPE FOUND; THENCE NORTH 30.0 FEET TO AN IRON PIPE FOUND; THENCE WEST 225.0 FEET TO AN IRON PIPE FOUND; THENCE NORTH 25.0 FEET TO AN IRON PIPE FOUND; THENCE WEST 575.0 FEET TO AN IRON PIPE FOUND; THENCE SOUTH 21.23 FEET TO AN IRON PIPE FOUND; THENCE WEST 595.97 FEET TO A POINT; THENCE SOUTH 11 DEGREES 29 MINUTES 37 SECONDS EAST, 186.0 FEET TO A POINT; THENCE SOUTH 06 DEGREES 44 MINUTES 54 SECONDS EAST, 368.82 FEET TO A POINT WHICH IS 1301.77 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 5; THENCE EAST 1407.63 FEET TO AN IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF WESTSHORE BOULEVARD; THENCE NORTH 0 DEGREES 09 MINUTES 00 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE 46.0 FEET TO AN IRON PIPE FOUND; THENCE WEST 290.73 FEET TO AN IRON PIPE FOUND; THENCE NORTH 279.0 FEET TO AN IRON PIPE FOUND; THENCE EAST 290.0 FEET TO AN IRON PIPE FOUND ON THE WEST RIGHT-OF-WAY LINE OF WESTSHORE BOULEVARD; THENCE NORTH 0 DEGREES 09 MINUTES 00 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE 189.77 FEET TO THE POINT OF BEGINNING.

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 requirements of title II of the Americans with Disabilities Act of 1990 ("ADA"), Hillsborough County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Persons with disabilities who need an accommodation such as large print or an interpreter, should contact the Hillsborough County ADA Officer at ADA@HCFL.gov or call (813) 276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955- 8700(v) or Dial 711 no later than 72 hours prior to the proceedings. All BOCC meetings are closed captioned.

Cary J. Goggin, Esq.
David S. Schnitzer, Esq.
Lawhon Goggin, LLP
3003 Tamiami Trail, N.,Suite 200
Naples, FL 34103
July 24, 31, 2026 26-02635H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-010688
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR MLM 13648 TITLE TRUST,
Plaintiff, v.
COLOSSEUM BUILDERS INC, A FLORIDA CORPORATION, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Uniform Final Judgment of Foreclosure and for Other Relief dated June 3, 2026, issued in and for Hillsborough County, Florida, in Case No. 25-CA-010688, wherein UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR MLM 13648 TITLE TRUST is the Plaintiff, and COLOSSEUM BUILDERS INC, A FLORIDA CORPORATION, OLEG STEPANOV and PANTHER TRACE HOMEOWNERS` ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 15, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Consent Uniform Final Judgment of Foreclosure and for Other Relief, to wit:

LOT 34, BLOCK 26, PANTHER TRACE PHASE 1B/1C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGE(S) 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address:
12308 Adventure 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.

IMPORTANT

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

Dated: This 22nd day of July, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000517-1
July 24, 31, 2026 26-02667H

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 21-CA-009733
DIVISION: K
Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust
Plaintiff, -vs.-
Brian Bailey; Marilyn D. Bailey a/k/a Marilyn Bailey; MV Realty PBC, LLC
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 21-CA-009733 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust, Plaintiff and Brian Bailey are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on August 14, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOTS 223 AND 224, MAP OF RUSKIN CITY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 5, PAGE 75, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
20-322968 FC01 CGG
July 24, 31, 2026 26-02676H

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. 25-CA-010141
Division
RESIDENTIAL FORECLOSURE
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
ERIC JAMES RUNDQUIST, RACHEL RUNDQUIST, EASTON PARK HOMEOWNERS' ASSOCIATION OF NEW TAMPA, 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 44, BLOCK 7, EASTON PARK PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 203 THROUGH 238, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10833 BREAKING ROCKS DR, TAMPA, FL 33647; 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 September 17, 2026 at 10:00 AM.

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

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

Dated: July 22, 2026
By: /s/ David Adamian
David Adamian
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
011150/2531581/wll
July 24, 31, 2026 26-02673H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-CA-007393
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZAKOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed November 18, 2025 and entered in Case No. 24-CA-007393, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZAKOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on August 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 19, TEMPLE PARK UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 16th day of July 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-01037 MTB
V6.20190626
July 24, 31, 2026 26-02636H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 24-CA-000327
Truist Bank,
Plaintiff, vs.
Joshua Salman, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-000327 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Truist Bank is the Plaintiff and Joshua Salman; Melissa Anne Neal a/k/a Melissa Neal; Vista Palms Clubhouse, LLC; Vista Palms Community Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 10th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 32, BLOCK 21, SUNSHINE VILLAGE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDE IN PLAT BOOK 126, PAGE 246, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-18-32-20-ZZZ-000021-00032.0

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

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

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

Dated this 15th day of July, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01910
July 24, 31, 2026 26-02596H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-CC-010700
THE GREENS TOWN 'N COUNTRY CONDOMINIUM ASSOCIATION, INC
Plaintiff, vs.
BRIT PROPERTIES LLC, and UNKNOWN TENANT(S),
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. 26-CC-010700 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

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 1167, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 004580-7904
PROPERTY ADDRESS: 7611 Pasa Dobles Court, Tampa, FL 33615

at public sale, to the highest and best bidder for cash at 10:00 a.m. on September 4, 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 16th 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@rpglaw.com
Counsel for Plaintiff
By: /s/ Jennifer Schick.
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
Jennifer Schick,
Florida Bar No.: 0195790
10618-025
July 24, 31, 2026 26-02622H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-009242
PNC BANK, NATIONAL ASSOCIATION,
Plaintiff, VS.
ELLEN MCMILLION; UNKNOWN SPOUSE OF ELLEN MCMILLION; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 14, 2026 in Civil Case No. 25-CA-009242, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and ELLEN MCMILLION; UNKNOWN SPOUSE OF ELLEN MCMILLION; are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on August 20, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE SOUTH 286.09 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE NW 1/4, LESS THE SOUTH 25 FEET FOR ROAD RIGHT OF WAY; SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 18 FEET THEREOF

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

IMPORTANT

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

Dated this 16th day of July, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1457-1137B
Ref# 21325
July 24, 31, 2026 26-02621H

FIRST INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-006312
REGIONS BANK,
Plaintiff, vs.
MICHAEL V. CLINTON, UNKNOWN SPOUSE OF MICHAEL V. CLINTON, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 20, 2026, and an Order Granting Motion to Reschedule Foreclosure Sale dated July 13, 2026, entered in Case No.: 25 CA 006312 of the Circuit Court in and for Hillsborough County, Florida, wherein MICHAEL V. CLINTON, UNKNOWN SPOUSE OF MICHAEL V. CLINTON, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2, are the Defendants, that the Clerk of the Court, Victor Crist, Hillsborough County, Florida, shall sell the subject property at public sale on August 20, 2026 to the highest bidder for cash, except as prescribed in Paragraph 6, conducted electronically online at http://www.hillsborough.realforeclose.com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed.

The following described real property as set forth in the Final Judgment will be sold:

LOT 46, BLOCK 2, PRESIDENTIAL MANOR, UNIT NO. 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ALSO KNOWN AS 5223 PRESIDENTIAL STREET, SEFFNER, FL 33584.

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 21, 2026.
/s/ Wayne E. Klinkbeil
Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407)422-1966 (Phone)
(407)932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407)932-1650 (Phone)
July 24, 31, 2026 26-02665H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-010714
PHH MORTGAGE CORPORATION,
Plaintiff, VS.
MARY NEGRON; UNKNOWN SPOUSE OF MARY NEGRON; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SERVICE FINANCE COMPANY; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 16, 2026 in Civil Case No. 25-CA-010714, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and MARY NEGRON; UNKNOWN SPOUSE OF MARY NEGRON; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SERVICE FINANCE COMPANY; UNKNOWN TENANT #1 N/K/A RICHARD MATIAS; are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 10, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1 OF FOREST MANOR UNIT 2 ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35 PAGE 82 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.

IMPORTANT

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

Dated this 21st day of July, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-1498B
Ref# 21589
July 24, 31, 2026 26-02666H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-012824
REGIONS BANK D/B/A REGIONS MORTGAGE
Plaintiff, v.
ANNA LOUISE DENSMORE A/K/A ANNA L. DENSMORE A/K/A ANNA DENSMORE; KONRAD EDWARD DENSMORE A/K/A KONRAD E. DENSMORE; UNKNOWN SPOUSE OF ANNA LOUISE DENSMORE A/K/A ANNA L. DENSMORE A/K/A ANNA DENSMORE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; WATERSET HOMEOWNERS ASSOCIATION, INC..
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 08, 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 5, BLOCK 3, WATERSET WOLF CREEK PHASES A AND D1 AND WATERSET BOULEVARD TECO EXTENSION AND COVINGTON GARDEN DRIVE TECO EXTENSION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGES 12 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OR HILLSBOROUGH

a/k/a 6227 GOLDEN NETTLE DR, APOLLO BEACH, FL 33572-2237

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@fljud13.org

Dated at St. Petersburg, Florida this 15 day of July, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000011247
July 24, 31, 2026 26-02604H

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 18-CA-000456
WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST,
Plaintiff, vs.
DAVID J. PEIGHTEL A/K/A DAVID PEIGHTEL; KELLI M. PEIGHTEL A/K/A KELLI PEIGHTEL; JPMORGAN CHASE BANK, N.A.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 13, 2026 and entered in Case No. 18-CA-000456, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST is Plaintiff and DAVID J. PEIGHTEL A/K/A DAVID PEIGHTEL; KELLI M. PEIGHTEL A/K/A KELLI PEIGHTEL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JPMORGAN CHASE BANK, N.A.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on August 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33, BLOCK 9, NORTHDALE SECTION A, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 16th day of July 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 17-00404 SPS
V6.20190626
July 24, 31, 2026 26-02627H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
Case #: 25-CA-007781
DIVISION: F
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Manuel A. Olivier-Bravo; Unknown Spouse of Manuel A. Olivier-Bravo; Bayou Pass Village Property Owners' Association, Inc.; 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-007781 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Manuel A. Olivier-Bravo are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on August 5, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 7, BLOCK 1, BAYOU PASS VILLAGE PHASE THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 199, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
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For Email Service Only:
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mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
25-333758 FC01 WNI
July 24, 31, 2026 26-02630H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 23-CA-014028
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Shelley Antoinette Hamilton a/k/a Shelley Hamilton f/k/a Shelley Hamilton-Wray a/k/a Shelley Antoinette Hamilton-Wray, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-014028 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Shelley Antoinette Hamilton a/k/a Shelley Hamilton f/k/a Shelley Hamilton-Wray a/k/a Shelley Antoinette Hamilton-Wray; John R. Wray; South Fork of Hillsborough County Homeowners Association, Inc.; South Fork of Hillsborough County III Homeowners Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 10th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 11, SOUTH FORK UNIT 11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE(S) 12 THROUGH 25, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-16-31-20-88D-000011-00005.0

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

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

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

Dated this 15th day of July, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 22-F01897
July 24, 31, 2026 26-02597H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-004889
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
NANCY DIAZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 17, 2026, and entered in 25-CA-004889 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and NANCY DIAZ; UNKNOWN SPOUSE OF NANCY DIAZ; DIAMOND HILL MASTER ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 31 OF DIAMOND HILL PHASE 1B UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE(S) 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 2425 BLUE STONE CT, VALRICO, FL 33594

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

IMPORTANT

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

Dated this 21 day of July, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-273097 - EuE
July 24, 31, 2026 26-02656H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-009251
SECTION # RF
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, vs.
ELNER SENA; SOUTHFORK LAKES HOMEOWNERS ASSOCIATION, INC.; JOYCELYN SENA; 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 13 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 12, CARLTON LAKES WEST 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 172 THROUGH 177, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 10922 CARLTON FIELDS DR, RIVERVIEW, FL 33579

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

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

Dated this 16 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
25-01719
July 24, 31, 2026 26-02601H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: D
CASE NO.: 26-CA-003139
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ALEX BERCOT; COVINGTON PARK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; MEGAN UMANA
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 11 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK 35, COVINGTON PARK PHASE 5C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 299, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 6708 GUILFORD GLEN PL, APOLLO BEACH, FL 33572

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

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

Dated this 15 day of 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
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eservice@decubaslewis.com
26-00188
July 24, 31, 2026 26-02600H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-001491
DIVISION: H
Nationstar Mortgage LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Amy Kaiser a/k/a Amy Marie Kaiser a/k/a Amy M. Kaiser, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Milique Joseph Speed a/k/a Milique J. Speed; Armoni Joseph Speed a/k/a Armoni J. Speed; Unknown Spouse of Milique Joseph Speed a/k/a Milique J. Speed; Unknown Spouse of Armoni Joseph Speed a/k/a Armoni J. Speed; Onemain Financial Group, LLC, a limited liability corporation; 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-001491 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Amy Kaiser a/k/a Amy Marie Kaiser a/k/a Amy M. Kaiser, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on August 13, 2026, the following described property as set forth in said Final Judgment, to-wit:

THE EAST 1/2 OF LOT 23 AND ALL OF LOT 24, HICK'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
23-328664 FC01 CXE
July 24, 31, 2026 26-02632H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-008113
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
EDGEWATER HOMES, INC., AS TRUSTEE OF 11838 A FLORIDA LAND TRUST DATED 08/05/2016, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 07, 2026, and entered in 25-CA-008113 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and PATRICK H. MCCABE; BETH E. MCCABE A/K/A BETH ELLEN STRESE; EDGEWATER HOMES, INC., AS TRUSTEE OF 11838 A FLORIDA LAND TRUST DATED 08/05/2016; RIVERCREST COMMUNITY ASSOCIATION, INC are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL THE CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ: LOT 30, BLOCK 6, RIVERCREST PHASE 1A, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 99, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 11838 WHISPER CREEK 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 21 day of July, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-318386 - CyO
July 24, 31, 2026 26-02658H

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-006842
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
ROBERT DAVID THOMAS A/K/A ROBERT D. THOMAS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 22, 2024, and entered in 24-CA-006842 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and ROBERT DAVID THOMAS A/K/A ROBERT D. THOMAS; UNKNOWN SPOUSE OF ROBERT DAVID THOMAS A/K/A ROBERT D. THOMAS N/K/A PAMELA THOMAS are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21 AND THE EAST 5 FEET OF LOT 22, BLOCK 7, OF BRIARWOOD UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1911 E 115TH AVE, TAMPA, FL 33612

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

IMPORTANT

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

Dated this 21 day of July, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-228700 - MaS
July 24, 31, 2026 26-02655H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 16-CA-008986
SECTION # RF
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE2,
Plaintiff, vs.
UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 25 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 2, KINGSWAY PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

PROPERTY ADDRESS: 403 THICKET CREST RD, SEFFNER, FL 33584

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

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

Dated this 16 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
17-00625
July 24, 31, 2026 26-02602H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-010376
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
CHRISTOPHER BLAKE III; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; LYNWOOD COMMUNITY ASSOCIATION, INC.; GOODLEAP, LLC F/K/A LOANPAL, LLC; ISPC, INC.; UNKNOWN SPOUSE OF CHRISTOPHER BLAKE III,
Defendants,

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on June 8, 2026 in Case No.: 25-CA-010376 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and CHRISTOPHER BLAKE III; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; LYNWOOD COMMUNITY ASSOCIATION, INC.; GOODLEAP, LLC F/K/A LOANPAL, LLC; ISPC, INC.; AND UNKNOWN SPOUSE OF CHRISTOPHER BLAKE III are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 a.m., online at www.hillsborough.realforeclose.com on August 10, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 6, IN BLOCK 3, OF LEISEY SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 102 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as: 5102 DANDELION ST, APOLLO BEACH, FL 33572

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an 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 14th day of July, 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail: vthuss@sokrem.com
Secondary e-mail: pleadings@sokrem.com
By: /s/ Victoria Thuss
Victoria Thuss, Esq.
Florida Bar No.: 1054177
Matter No.: 25-02475
July 24, 31, 2026 26-02620H

FIRST INSERTION

ORDER TO SELL PROPERTY VIA PUBLIC AUCTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2023-CA-016505
LUANA JUNE RODRIGUEZ,
Plaintiff, vs.
JAMES EDWARD LUMLEY, JR.,
Defendant.

THIS MATTER having come before the court on July 9, 2026, at 9:00am, in the matter of the Plaintiff's Motion to Sell Property Via Public Auction, and the court having reviewed the case, pleadings, and being otherwise fully advised in the premises,

IT IS ORDERED AND ADJUDGED that:

1. The real property that is the subject of this ORDER TO SELL PROPERTY VIA PUBLIC AUCTION is located in Hillsborough County, Florida, and is more particularly described as follows:

The North 30 Feet of Lot 9 and The South 20 Feet Of Lot 8, Block 59, Together with The East 5 Feet Of Closed Alley Abutting On The West MAP OF PORT OF PORT TAMPA CITY, According To Map Or Plat Thereof As Recorded In Plat Book 1, Page 56 Of The Public Records Of Hillsborough County, Florida.

Parcel ID: A-17-30-18-42J-000059-00008.0

Physical address: 6817 S. Wall Street, Tampa, FL 33616

2. Sale of Property. The Court shall direct the Clerk of the Court to sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars $50,000.00) to the highest bidder for cash on September 14, 2026, at 10:00am, after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online at https://www.hillsborough.realforeclose.com. At least three (3) days prior to the sale, Plaintiff must pay the costs associated with the Notice of Publication. The party or their attorney shall be responsible for preparing, in accordance with Section 45.031(2), Florida Statutes, and submitting the Notice of Sale to a legal publication. The original Notice of Sale and Proof of Publication must be filed with the Clerk of the Circuit Court at least 24 hours prior to the scheduled sale date.

3. Costs. Plaintiff shall advance all subsequent required costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property for sale. If a third-party bidder is the purchaser, the third-party bidder must pay the documentary stamps attached to the certificate of title in addition to the bid. The purchaser of the property shall be required to pay the electronic sales fee assessed in accordance with section 45.035(3), Florida Statutes. The Clerk will not issue the Certificate of Title if the electronic sales fee is not paid.

4. In accordance with Section 45.031(1)(a), Florida Statutes: 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.

5. Plaintiff or Plaintiff's attorney may also cancel or reschedule the sale by filing a motion with the Court in accordance with Florida Rules of Civil Procedure, Form 1.996(b) and may seek to reschedule the sale to a later date.

6. Plaintiff shall advance all subsequent required costs of this action. Except for the fee to the Clerk as provided in §45.035, Florida Statutes, and publishing costs supported by an affidavit, reimbursement or credit for such costs shall be by court order based upon a written motion and adjudication at a hearing with notice. If a third-party bidder is the purchaser, the third-party bidder must pay the documentary stamps attached to the certificate of title in addition to the bid.

7. Upon the sale of the property, Plaintiff shall schedule an evidentiary hearing within Thirty (30) days to determine the proper distribution of the proceeds.

DONE AND ORDERED in Chambers, Hillsborough County, Florida on 23-CA-016505 7/9/2026 9:26:59 PM.
/s/ Thomas N. Palermo
23-CA-016505 7/9/2026 9:26:59 PM
Judge Thomas N. Palermo
JUDGE THOMAS N. PALERMO
July 24, 31, 2026 26-02603H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CC-008991
DIVISION: M
Truist Bank, successor by merger to SunTrust Bank
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Joseph B. Holley a/k/a Joseph Benjamin Holley, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Jeffrey Lee Holley a/k/a Jeffrey L. Holley; Candace Kay Holley a/k/a Candace K. Holley a/k/a Kandi K. Holley; Earl Lee Meeks, Jr. a/k/a Earl Lee Meeks a/k/a Earl L. Meeks; Patricia Gail Meeks a/k/a Patricia G. Meeks a/k/a Tricia G. Meeks; Charles Kirby Holley, II a/k/a Charles Kirby Holley a/k/a Charles K. Holley a/k/a Chuck Kirby Holley; Reanna Brooke Holley a/k/a Reanna B. Holley; Unknown Spouse of Jeffrey Lee Holley a/k/a Jeffrey L. Holley; Unknown Spouse of Candace Kay Holley a/k/a Candace K. Holley a/k/a Kandi K. Holley; Unknown Spouse of Earl Lee Meeks, Jr. a/k/a Earl Lee Meeks a/k/a Earl L. Meeks; Unknown Spouse of Patricia Gail Meeks a/k/a Patricia G. Meeks a/k/a Tricia G. Meeks; Unknown Spouse of Charles Kirby Holley, II a/k/a Charles Kirby Holley a/k/a Charles K. Holley a/k/a Chuck Kirby Holley; Unknown Spouse of Reanna Brooke Holley a/k/a Reanna B. Holley; State of Florida Department of Revenue; Clerk of the Circuit Court for Hillsborough County, Florida; 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CC-008991 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, successor by merger to SunTrust Bank, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Joseph B. Holley a/k/a Joseph Benjamin Holley, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on August 14, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 19, BLOCK 33, EL PORTAL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17 ON PAGE 16 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
24-332279 FC01 SUU
July 24, 31, 2026 26-02631H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-005858
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY A. DANIELS A/K/A DOROTHY DANIELS F/K/A DOROTHY A. BUARD (KITTY), DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 22, 2026, and entered in 25-CA-005858 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY A. DANIELS A/K/A DOROTHY DANIELS F/K/A DOROTHY A. BUARD (KITTY), DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARMENT E. GIZZY BUARD, DECEASED; PERRY KEITH AUSTIN; POLETE BUARD IV; CHARLIE DANIELS III; LINDA TAMMY DANIELS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11 AND THE WEST 26.8 FEET OF LOT 12 A.W CUSCADEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1202 E 15TH AVE, TAMPA, FL 33605

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

IMPORTANT

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

Dated this 21 day of July, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-301006 - NaP
July 24, 31, 2026 26-02657H

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email **legal@businessobserverfl.com**

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-005832
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
THE ESTATE OF ANTHONY GUYDEN, DECEASED; et al.,
Defendant(s).

TO: The Estate of Anthony Guyden, Deceased
Last Known Residence: Unknown

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

LOT 8 OF IVY OAK ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGE(S) 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated on JUN 26 2026.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1190-486B
Ref# 19653
July 24, 31, 2026 26-02595H

FIRST INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 2025-DR-010321
DIVISION: F
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF:
D.P.
MINOR CHILD
TO: Derrik Lee Williams
or any known or unknown legal or biological father of the male child born to Ashly De Jesus Caraballo on January 7, 2016.
Current Residence Address: Unknown
Last Known Residence Address: 13135 Baltimore Woods Ln, Orlando, Florida 32824

YOU ARE HEREBY NOTIFIED that a Verified Petition for Stepparent Adoption has been filed by Tate Healey Webster, 418 W. Platt Street, Suite B, Tampa, Florida 33606, regarding a male child born to Ashly De Jesus Caraballo on January 7, 2016, in Riverview, Hillsborough County, Florida. The legal father Derrik Lee Williams is African American; thirty (30) years old; black hair; brown eyes; light brown complexion; and lean body structure. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Verified Petition for Stepparent Adoption on September 24, 2026, at 1:30 PM EST, before the Honorable Mark Kiser, (Edgecomb Courthouse, 800 E. Twiggs St., Courtroom 408, Tampa, FL 33602). The Court has set aside 15 minutes for the hearing, which will be via Zoom at the following link: https://fljud13-org.zoom.us/j/8525287490. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 E. Twiggs Street, Tampa, Florida 33602, (813) 276-8100, on or before August 21st, 2026 a date which is not less than 30 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THE SEPTEMBER 24, 2026, HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

If you are a person with a disability who needs any accommodation in order to particiapte in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, (813) 272-7040, 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.

DATED in Tampa, Hillsborough County, Florida, this 16th day of July 2026.

VICTOR D. CRIST
Clerk of the Circuit Court
By: Sharon D. Dale
Deputy Clerk

July 24, 31; August 7, 14, 2026
26-02610H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-004377
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LAWRENCE LOPEZ A/K/A LAWRENCE XAVIER LOPEZ, III, DECEASED; CROSBY CROSSINGS EAST HOMEOWNERS' ASSOCIATION, INC.; MARICAR ISIP ADVINCULA; IAN GARRETT LOPEZ,
Defendant(s).

TO: Maricar Isip Advincula
Residence Unknown

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

LOT 19, CROSBY CROSSINGS EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGES 272 THROUGH 275, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Street Address: 543 Westchester Hills Lane, Valrico, Florida 33594

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 08/19/2026, and file the original with the Clerk of this Court, 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 on JUL 14 2026.

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

McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400189
July 24, 31, 2026 26-02662H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-009168
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
LEE J. TATE AND ALLISON TATE. et. al.
Defendant(s),

TO: ALLISON TATE,
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 6, BLOCK 4, RIVER HILLS COUNTRY CLUB - PHASE I A - PARCEL 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 31-1 THROUGH 31-4, 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, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 08/25/2026 /(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 20 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
25-318862
July 24, 31, 2026 26-02640H

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-004585
MIDFIRST BANK,
Plaintiff, vs.
BENJAMIN TODD KLEIN A/K/A BENJAMIN KLEIN, et al.,
Defendants.

To: BENJAMIN TODD KLEIN A/K/A BENJAMIN KLEIN
11135 HARTFORD FERN DR, RIVERVIEW, FL 33569
UNKNOWN SPOUSE OF BENJAMIN TODD KLEIN A/K/A BENJAMIN KLEIN
11135 HARTFORD FERN DR, RIVERVIEW, FL 33569
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 18, BLOCK K, OF MOSS LANDING PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 239, 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 8/11/2026 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 6 day of July, 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
26-21927FL
July 24, 31, 2026 26-02625H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-002339
BANK OF AMERICA, N.A.,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST MICHAEL ANTHONY SIMMONS, DECEASED; et al,
Defendant(s).

To the following Defendant(s):
UNKNOWN TENANT #1
(Last Known Address: 16695 MAUDE DR, WIMAUMA, FL 33598)
UNKNOWN TENANT #2
(Last Known Address: 16695 MAUDE DR, WIMAUMA, FL 33598)

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

LOT 26, BLOCK 3, FOREST BROOKE PHASE 7A AND 7B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 141, PAGES 224 THROU 230, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 16695 MAUDE DR, WIMAUMA, FL 33598

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 24, 31, 2026 26-02669H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003930
KYLE EDWARD THORNTON and PATRICK JAMES SIANI,
Plaintiffs, vs.
CARL EDWARD THORNTON,
Defendant.

TO: CARL EDWARD THORNTON
LAST KNOWN ADDRESS:
275 BAYSHORE BLVD., UNIT 803, TAMPA, FL 33606

YOU ARE HEREBY NOTIFIED that an action to partition real property described as:

Unit No. 803 of THE PARKSIDE OF ONE BAYSHORE, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 14991, Page 1645, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 19, Page 256, Public Records of Hillsborough County, Florida; together with an undivided interest or share in the common elements appurtenant thereto.
Parcel ID: A-24-29-18-82Y-000000-00803.0
Folio: 194606-0154
Property Address: 275 Bayshore Blvd., Unit 803, Tampa, Florida 33606

has been filed by Plaintiffs, KYLE EDWARD THORNTON and PATRICK JAMES SIANI, and you are required to serve a copy of your written defenses, if any, on Agnes Mombrun Geter, Esq., 2850 34th St N., #350, Saint Petersburg, FL 33713, (321) 216-2040 on or before August 13, 2026 and file the original with the Clerk and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 on this 8th day of July, 2026.

Victor Crist
Clerk of the Circuit Court
By: Jennifer Taylor
Deputy Clerk

Attorney for Plaintiffs
Agnes Mombrun Geter, Esquire
Florida Bar No.: 77001
2850 34th St N, #350
Saint Petersburg, FL 33713
(321) 216-2040 Telephone
(321) 216-2070 facsimile
agnes@mombrunlaw.com
paralegal@mombrunlaw.com
info@mombrunlaw.com
July 24, 31; August 7, 14, 2026
26-02611H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: D
CASE NO.: 29-2026-CA-001684
UNION HOME MORTGAGE CORPORATION,
Plaintiff, vs.
RICKY JONES, et al.,
Defendants.

TO: RICKY JONES
4753 TUSCAN LOON DR, TAMPA, FL 33619
UNKNOWN SPOUSE OF RICKY JONES
4753 TUSCAN LOON DR, TAMPA, FL 33619

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

LOT 5, BLOCK 38, PALM RIVER TOWNHOMES PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 107, PAGE 292, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 8/21/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 16 day of July, 2026.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-05478
July 24, 31, 2026 26-02612H

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 2026-CA-002830
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
KAI QUANDER; et al.,
Defendants.,

TO: KAI QUANDER & UNKNOWN SPOUSE OF KAI QUANDER
LAST KNOWN ADDRESS: 4501 FORD AVE APT 1101 ALEXANDRIA, VA 22302

YOU ARE NOTIFIED your whereabouts are known to the Plaintiff; however, you have concealed yourself or are otherwise avoiding service of process such that personal service of process cannot be made upon you pursuant to Chapter 48, Florida Statutes. Plaintiff has made a diligent search and inquiry to effect personal service of process upon you at your last known address and place of abode, but has been unable to do so to your purposeful avoidance of service.

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

LOT 2, BLOCK 40, OF COVINGTON PARK PHASE 5A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 210, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as 6918 SURREY HILL PLACE, APOLLO BEACH, FL 33572.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 08/06/2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on JUL 01 2026.

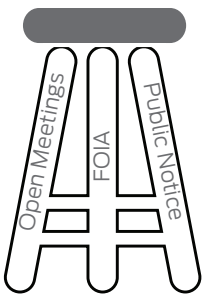
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: Patricia Corbin
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
July 24, 31, 2026 26-02650H

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

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Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

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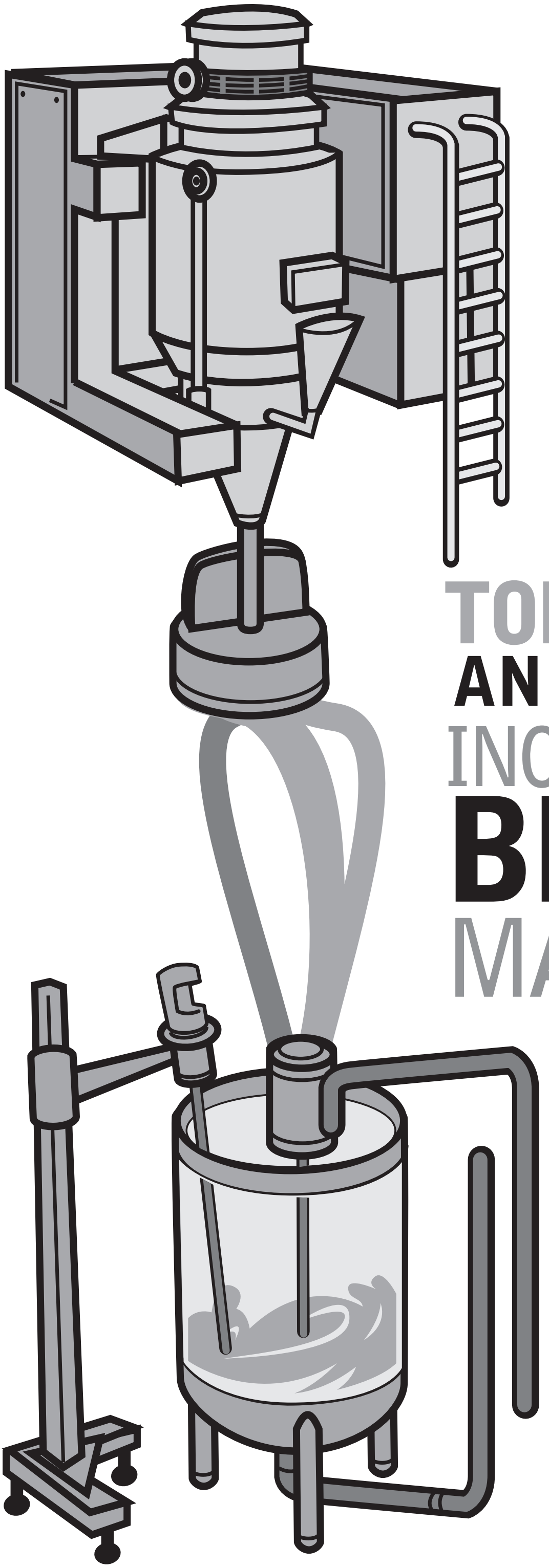


A special printing of a classic story illustrating the importance of protecting capitalism.

TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

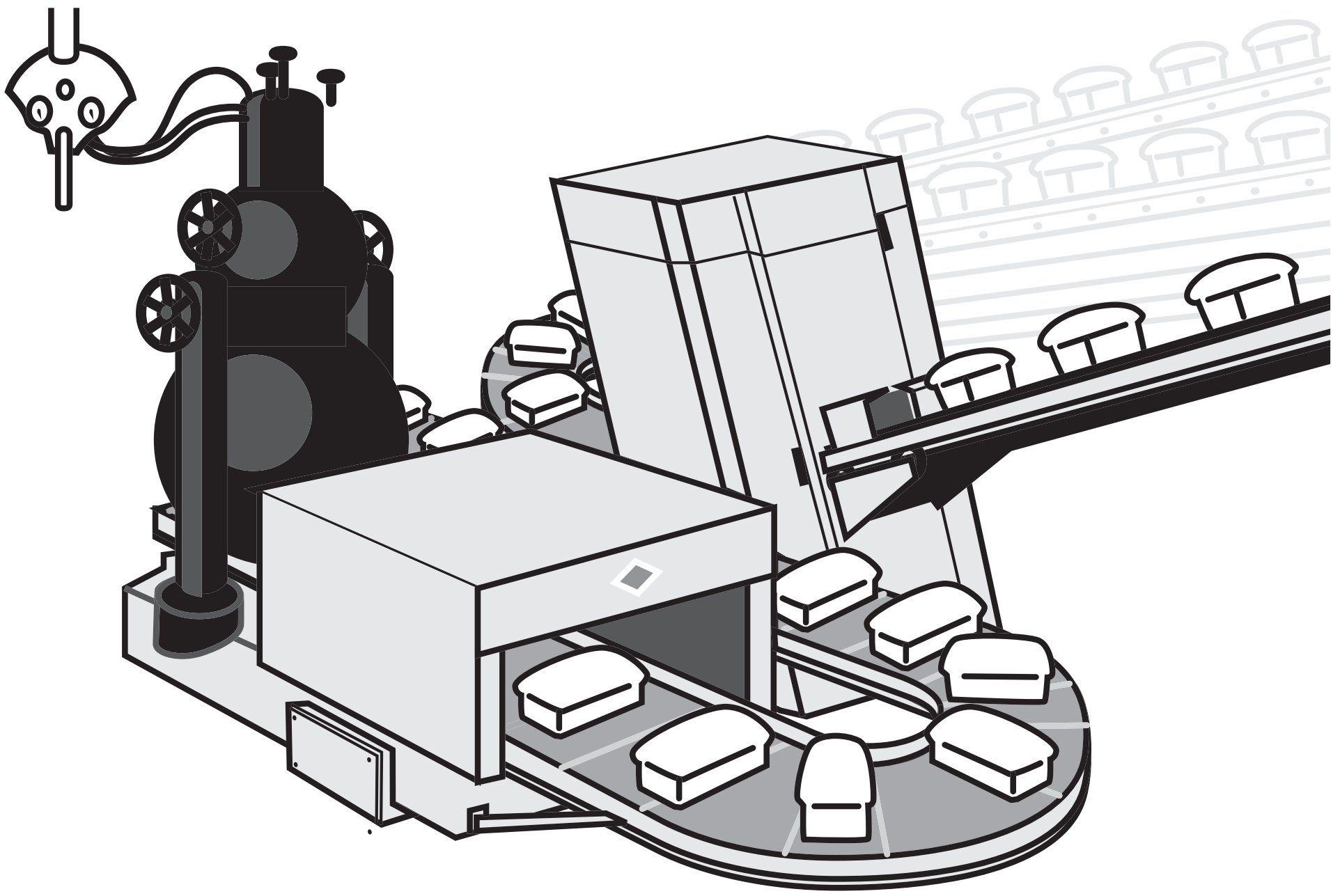
By R.W. Grant

Illustrations by Austin McKinley

This is the legend of a man whose name
Was a household word: a man whose fame
Burst on the world like an atom bomb.
Smith was his last name; first name: Tom.

The argument goes on today.
"He was a villain," some will say.
"No! A hero!" others declare.
Or was he both? Well, I despair;
The fight will last 'til kingdom come;
Was Smith a hero? Or was Smith a bum?
So, listen to the story and it's up to you
To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized
In toys. So people were surprised
When they found that he instead
Of making toys, was baking bread!
The news was flashed by CBS
Of his incredible success.
Then NBC jumped in in force,
Followed by the Times, of course.
The reason for their rapt attention,
The nature of his new invention,
The way to make bread he'd conceived
Cost less than people could believe!
And not just make it! This device
Could in addition wrap and slice!
The price per loaf, one loaf or many:
The miniscule sum of under one penny!



Can you imagine what this meant?
Can you comprehend the consequent?
The first time yet the world well fed!
And all because of Tom Smith's bread!

Not the last to see the repercussions
Were the Red Chinese, and, of course, the Russians,
For Capitalist bread in such array

Threw the whole red block into black dismay!
Nonetheless, the world soon found
That bread was plentiful the world around.
Thanks to Smith and all that bread,
A grateful world was at last well fed!

But isn't it a wondrous thing
How quickly fame is flown?
Smith, the hero of today
Tomorrow, scarcely known!
Yes, the fickle years passed by.
Smith was a billionaire.

But Smith himself was now forgot,
Though bread was everywhere.
People, asked from where it came,
Would very seldom know.

They would simply eat and ask,
'Was not it always so?"

However, Smith cared not a bit,
For millions ate his bread,
And "Everything is fine," thought he.
"I'm rich and they are fed!"

Everything was fine, he thought?
He reckoned not with fate.
Note the sequence of events
Starting on the date
On which inflation took its toll,
And to a slight extent,
The price on every loaf increased:
It went to one full cent!

A sharp reaction quickly came.
People were concerned.
White House aide expressed dismay.
Then the nation learned
That Russia lodged a sharp protest.
India did the same.
"Exploitation of the Poor!"
Yet, who was there to blame?

And though the clamor ebbed and flowed,
All that Tom would say
Was that it was but foolish talk.
Which soon would die away.
And it appeared that he was right.
Though on and on it ran,
The argument went 'round and 'round
But stopped where it began.

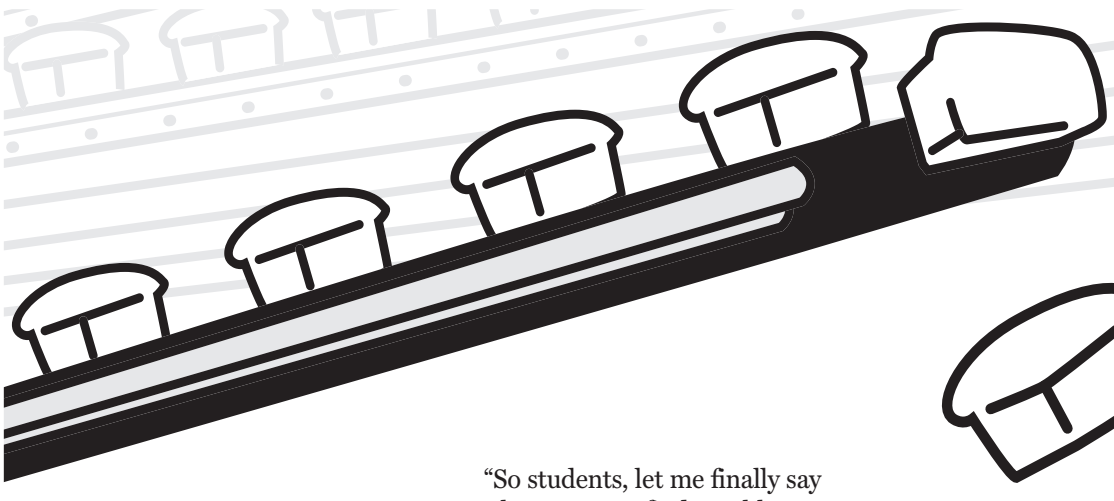
There it stopped, and people cried,
"For heaven's sake, we can't decide!
It's relative! Beyond dispute,
There's no such thing as 'absolute'!
And though we try with all our might,
Since nothing's ever black or white,
All that we can finally say is
'Everything one shade of grey is'!"
So people cried out, "Give us light!
We can't tell what's wrong from right!"

To comprehend confusion,
We seek wisdom at its source.
To whom, then did the people turn?
The Intellectuals, of course!

And what could be a better time
For them to take the lead,
Than at their International Conference
On Inhumanity and Greed.
For at this weighty conference,
Once each year we face
The moral conscience of the world—
Concentrated in one place.

At that mighty conference were
A thousand, more or less,
Of intellectuals and bureaucrats,
And those who write the press.
And from Yale and Harvard
The professors; all aware
The fate of Smith would now be known.
Excitement filled the air!

"The time has come," the chairman said
"To speak of many things:
Of duty, bread and selfishness,
And the evil that it brings.
For, speaking thus we can amend
That irony of fate
That gives to unenlightened minds
The power to create.



"Since reason tells us that it can't,
Therefore let us start
Not by thinking with the mind,
But only with the heart!
Since we believe in people, then,"
At last the chairman said,
'We must meet our obligation
To see that they are fed!"

And so it went, one by one,
Denouncing private greed;
Denouncing those who'd profit thus
From other people's need!

Then, suddenly each breath was held,
For there was none more wise
Than the nation's foremost Pundit
Who now rose to summarize:

"My friends," he said, (they all
exhaled)
'We see in these events
The flouting of the Higher Law—
And its consequence.
We must again remind ourselves
Just why mankind is cursed:
Because we fail to realize
Society comes first!

"Smith placed himself above the
group
To profit from his brothers.
He failed to see the Greater Good,
Is Service, friends, to Others!"

With boldness and with vision,
then,
They ratified the motion
To dedicate to all mankind
Smith's bread-and their devotion!

The conference finally ended.
It had been a huge success.
The intellectuals had spoken.
Now others did the rest.

The professors joined in all the
fuss,
And one was heard to lecture thus:
(For clarity, he spoke in terms
Of Mother Nature, birds and worms):

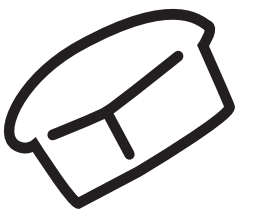
"That early birds should get the worm
Is clearly quite unfair.
Wouldn't it much nicer be
If all of them would share?
But selfishness and private greed

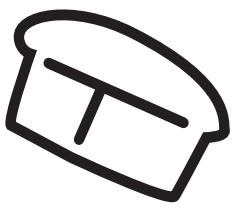
Seem part of nature's plan,
Which Mother Nature has decreed
For bird. But also Man?
The system which I question now,
As you are well aware,
(I'm sure you've heard the term
before
Is Business, Laissez-Faire!

"So students, let me finally say
That we must find a nobler way.
So, let us fix the race that all
May finish side-by-side;
The playing field forever flat,
The score forever tied.
To achieve this end, of course,
We turn to government-and force.
So, if we have to bring Smith do
As indeed we should,
I'm sure you will agree with me,
It's for the Greater Good!"

Comments in the nation's press
Now scorned Smith and his plunder:
'What right had he to get so rich
On other people's hunger?"
A prize cartoon depicted Smith
With fat and drooping jowls
Snatching bread from hungry babes,
Indifferent to their howls.

One night, a TV star cried out,
"Forgive me if I stumble,
But I don't think, I kid you not,
That Smith is very humble!"
Growing bolder, he leaped up,





(Silencing the cheers)
"Humility!" he cried to all—
And then collapsed in tears!

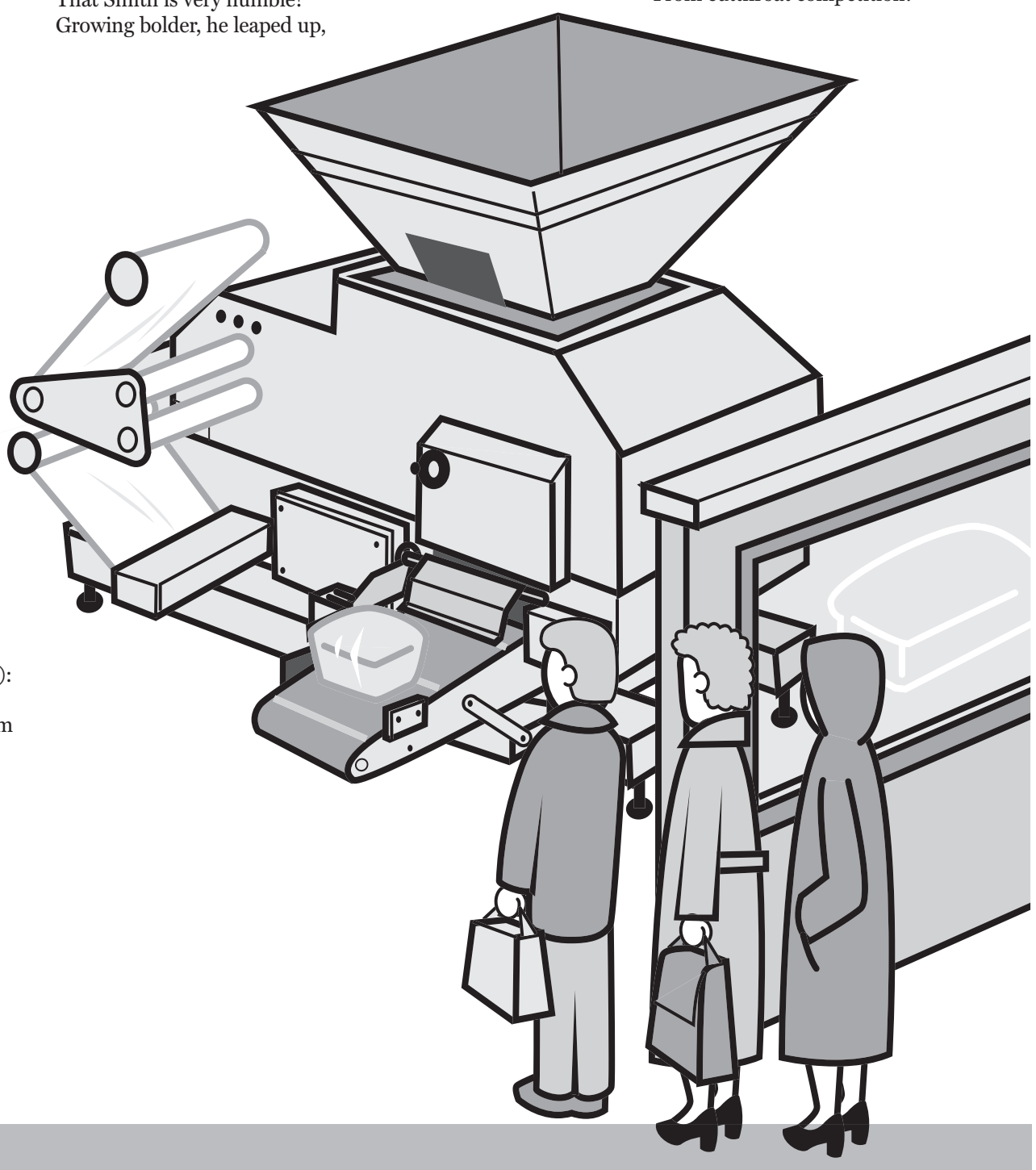
The clamor rises all about;
Now hear the politician shout:
'What's Smith done, so rich to be?
Why should Smith have more than thee?
So, down with Smith and all his greed;
I'll protect your right to need!"

Then Tom found to his dismay
That certain businessmen would say,
"The people now should realize
It's time to cut Smith down to size,
For he's betrayed his public trust
(And taken all that bread from us!)"

Well, since the Public does come first,
It could not be denied
That in matters such as this,
The public must decide.
So, SEC became concerned,
And told the press what it had learned:
"It's obvious that he's guilty
—Of what we're not aware—
Though actually and factually
We're sure there's something there!"

And Antitrust now took a hand.
Of course it was appalled
At what it found was going on.
The "bread trust" it was called.

"Smith has too much crust,"
they said. "A deplorable condition
That Robber Barons profit thus
From cutthroat competition!"



WELL!
This was getting serious!
So Smith felt that he must
Have a friendly interview
With SEC and 'Trust.
So, hat in hand, he went to them.
They'd surely been misled;
No rule of law had he defied.
But then their lawyer said:

"The rule of law, in complex times,
Has proved itself deficient.
We much prefer the rule of men.
It's vastly more efficient.

"So, nutshell-wise, the way it is,
The law is what we say it is!

"So, let me state the present rules,"
The lawyer then went on,
"These very simple guidelines
You can rely upon:
You're gouging on your prices
If you charge more than the rest.
But it's unfair competition
If you think you can charge less!
"A second point that we would make,
To help avoid confusion:
Don't try to charge the same amount,
For that would be collusion!

"You must compete—but not too much.
For if you do, you see,
Then the market would be yours—
And that's monopoly!
Oh, don't dare monopolize!
We'd raise an awful fuss,
For that's the greatest crime of all!
(Unless it's done by us!)"

"I think I understand," said Tom.
"And yet, before I go,
How does one get a job like yours?
I'd really like to know!"

The lawyer rose then with a smile;
"I'm glad you asked," said he.
"I'll tell you how I got my start
And how it came to be."

(His secretaries gathered 'round
As their boss did thus expound.)

'When I was a lad going off to school,
I was always guided by this golden rule:
Let others take the lead in things, for heaven's sake,
So if things go wrong-why, then it's their mistake!"
(So if things go wrong-why, then it's their mistake!)

"Following this precept it came to pass
I became the president of my senior class.
Then on to college where my profs extolled
The very same theory from the very same mold!"
(The very same theory from the very same mold!)

"Let others take the chances, and I would go along.
Then I would let them know where they all went wrong!
So successful was my system that then indeed,
I was voted most likely in my class to succeed!"
(He was voted most likely in his class to succeed!)

"Then out into the world I went, along with all the rest,
Where I put my golden rule to the ultimate test.
I avoided all of commerce at whatever the cost—
And because I never ventured, then I also never lost!"
(And because he never ventured, then he also never lost!)

'With this unblemished record then, I quickly caught the eye
Of some influential people 'mongst the powers on high.

And so these many years among the mighty I have sat,
Having found my niche as a bureaucrat!"
(Having found his niche as a bureaucrat')

"To be a merchant prince has never been my goal,
For I'm qualified to play a more important role:
Since I've never failed in business, this of course assures
That I'm qualified beyond dispute to now run yours!'
(That he's qualified beyond dispute to now run yours!)

"Thanks; that clears it up," said Tom.

The lawyer said, "I'm glad!
We try to serve the public good.
We're really not so bad!

"Now, in disposing of this case,
If you wish to know just how,
Go up to the seventh floor;
We're finalizing now!"

So, Tom went to the conference room
Up on the seventh floor.
He raised his hand, about to knock,
He raised it—but no more—
For what he overheard within
Kept him outside the door!
A sentence here, a sentence there—
Every other word—
He couldn't make it out (he hoped),
For this is what he heard:

"Mumble, mumble, let's not fumble!
Mumble, mumble, what's the charge?
Grumble, grumble, he's not humble?
Private greed? Or good of all?

"Public Interest, Rah! Rah! Rah!
Business, Business, Bah! Bah! Bah!

"Say, now this now we confess
That now this now is a mess!
Well now, what now do we guess?
Discharge? Which charge would be best?

"How 'bout 'Greed and Selfishness'?
Oh, wouldn't that be fun?
It's vague enough to trip him up
No matter what he's done!

'We don't produce or build a thing!
But before we're through,
We allow that now we'll show Smith how
We handle those who do!

'We serve the public interest;
We make up our own laws;
Oh, golly gee, how selflessly
We serve the public cause!

"For we're the ones who make the rules
At 'Trust and SEC,
So bye and bye we'll get that guy;
Now, what charge will it be?

"Price too high? Or price too low?
Now, which charge will we make?
Well, we're not loath to charging both
When public good's at stake!

"But can we go one better?
How 'bout monopoly?
No muss, no fuss, oh clever us!
Right-O! Let's charge all three!

"But why stop here? We have one more!
Insider Trading! Number four!
We've not troubled to define
This crime in any way so,
This allows the courts to find
Him guilty 'cause we say so!"

So, that was the indictment.
Smith's trial soon began.
It was a cause célèbre
Which was followed' cross the land.
In his defense Tom only said,
"I'm rich, but all of you are fed!
Is that bargain so unjust
That I should now be punished thus?"

Tom fought it hard all the way.
But it didn't help him win.
The jury took but half an hour
To bring this verdict in:

"Guilty! Guilty! We agree!
He's guilty of this plunder!
He had no right to get so rich
On other people's hunger!"

"Five years in jail!" the judge then said.
"You're lucky it's not worse!
Robber Barons must be taught
Society Comes First!
As flies to wanton boys," he leered,
"Are we to men like these!
They exploit us for their sport!
Exploit us as they please!"

The sentence seemed a bit severe,
But mercy was extended.
In deference to his mother's pleas,
One year was suspended.
And what about the Bread Machine?
Tom Smith's little friend?
Broken up and sold for scrap.
Some win. Some lose. The end.

EPILOGUE

Now, bread is baked by government.
And as might be expected,
Everything is well controlled—
The public well protected.

True, loaves cost ten dollars each.
But our leaders do their best.
The selling price is half a cent.
Taxes pay the rest!

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND 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

SECOND 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.heritageharborcdd.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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

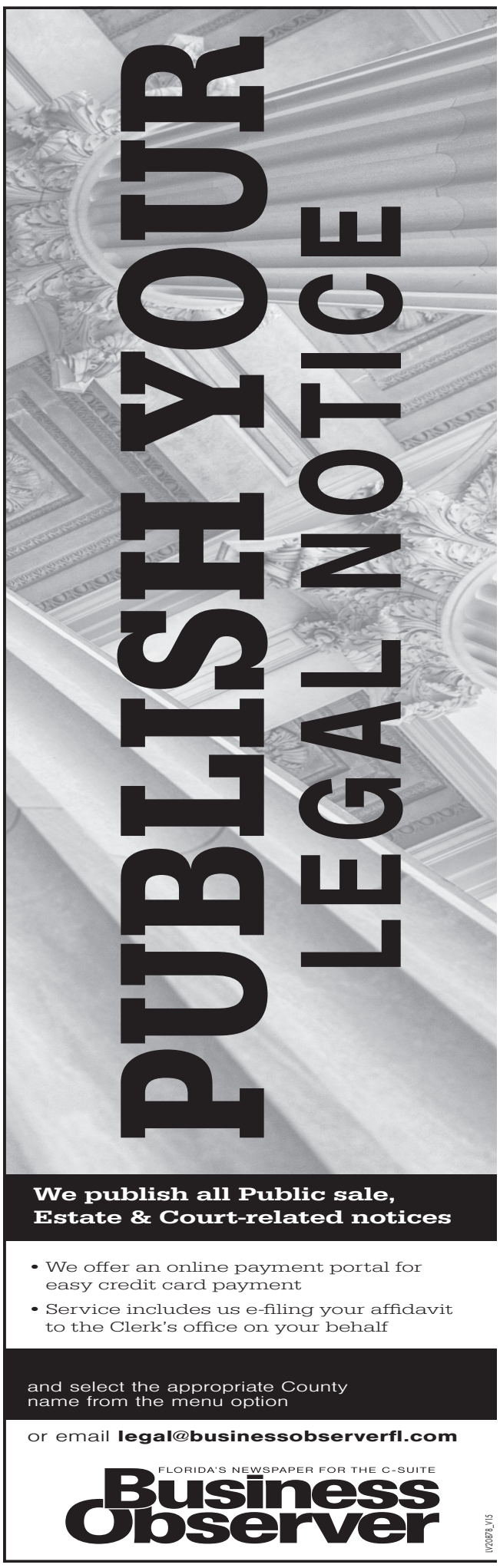
At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform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



--- PUBLIC NOTICES / ESTATE / SALES ---

SECOND 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

SECOND INSERTION

PUBLIC NOTICE

Florida Charter Educational Foundation. Inc FOR IMMEDIATE RELEASE FloridaFlorida Charter Educational Foundation, Inc. today announced an amendment to its policy for serving meals to students under the National School Lunch/School Breakfast Programs for the 2026-2027 school year. All students will be served lunch/breakfast at no charge at the following sites: Henderson Hammock Charter School-10322 Henderson Rd, Tampa, Fl 33625 For additional information please contact: Lisa Zuver, Operations Manager LZuver@charterschoolsusa.com In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by 1. mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; or 2. fax: (833) 256-1665 or (202) 690-7442; or 3. email: program.intake@usda.gov This institution is an equal opportunity provider.
July 17, 24, 2026 26-02479H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 14-CA-004768
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR 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

SECOND 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

SECOND 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

SECOND 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://wstid.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

SECOND 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://simmonsvillagenorthcdd.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

SECOND 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 STATUES 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

SECOND 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

SECOND 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 Divsion, 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

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

SECOND 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

--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.25-CP-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 732.2211.

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

SECOND 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

SECOND 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

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-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

SECOND 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@rpglaw.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

SECOND 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED 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 / GS1
July 17, 24, 2026 26-02478H

LV20906_V11
SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

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-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

SECOND 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

SECOND 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

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. 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

THIRD INSERTION

NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY FICITIVE KIN
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No: 26-DR-5257
Division: D
DAVID BARTLETT and MATTHEW DONOVAN,
Petitioners, and
JENNA LEE CLARY,
Respondent/Mother,
JENNA LEE CLARY
Last known address:
7205 S. 51st Avenue
Tampa, FL 33619

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

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: 7/1/2026

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

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

SECOND 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

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-002067
Division A
IN RE: ESTATE OF JAMES ALVIN CONNER, Deceased.

The administration of the estate of JAMES ALVIN CONNER, deceased, whose date of death was May 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 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

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

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-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

SECOND 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 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 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) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
July 17, 24, 2026 26-02540H

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

---SALES / PUBLIC SALES ---

SECOND 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 DEVISEES OF THE ESTATE OF MARJORIE B. TOBAISON, DECEASED, ALL UNKNOWN HEIRS AND DEVISEES 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 Westerly 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

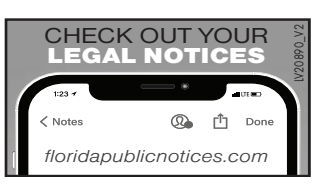
W. Gregory Golson, Esquire
Brooks, Rocha, Colby, & Rice, PLLC
400 N Tampa Street,
Suite 1910
Tampa, Florida 33602
July 17, 24, 31; August 7, 2026
26-02533H

SECOND 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 ---

SECOND 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

SECOND 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.: 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

--- ESTATE / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

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

SECOND 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 Bejerano
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: courtfiling@alllifelegal.com
Secondary E-Mail:
kmcarolan@alllifelegal.com

July 17, 24, 2026 26-02483H

SECOND 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 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:
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

SECOND 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, DEVISEES, 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.realforeclose.com offer for sale and sell at public outcry 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 Gilmerton 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

SECOND 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 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

The Clerk of this Court shall sell the property to the highest bidder for cash, on September 10, 2026 at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statues. 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

--- SALES / ACTIONS / ESTATE ---

SECOND 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 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:
/s/ David J. Wollinka
DAVID J. WOLLINKA
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
/s/ Zachary R. Walters
ZACHARY R. WALTERS, ESQ.
Florida Bar Number: 1059075
WOLLINKA & WOLLINKA
Attorneys at Law
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
E-Mail: zack@wollinka.com
July 17, 24, 2026 26-02564H

SECOND INSERTION

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 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 STATUES 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

SECOND 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

SECOND INSERTION

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 STATUES 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 Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Team@TBELC.com
July 17, 24, 2026 26-02560H

SECOND 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 STATUES 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 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/CMP
July 17, 24, 2026 26-02570H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 26-CA-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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13th JUDICAL 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 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ACTIONS / SALES ---

SECOND 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 online 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

SECOND INSERTION

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

SECOND 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

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-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

SECOND INSERTION

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

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. 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

SECOND 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 that seven days. If you are hearing or voice impaired, call 711.

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

SECOND 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

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-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 ---

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-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, 2026 26-02500H

SECOND 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 UHLL, KNOWN HEIR OF MICHAEL G. FOY, DECEASED, JOSEPH UHLL, 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, 2026 26-02506H

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-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, 2026 26-02528H

SECOND 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, 2026 26-02477H

SECOND 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 that seven days. If you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 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, 2026 26-02491H

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-000041
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
SHIVAM GUPTA, et al.,
Defendant.

To: SHIVAM GUPTA, 1213 BELLADONNA 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, 2026 26-02476H

SECOND 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 & BUFFALO ESTATES CIVIC ASSOCIATION, INC.; and UNKNOWN TENANT IN POSSESION 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 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 14th 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 17, 24, 2026 26-02541H

SECOND 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 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@fljud13.org

Dated at St. Petersburg, Florida this 10 day of July, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000009920
July 17, 24, 2026 26-02542H

--- ACTIONS / SALES ---

THIRD INSERTION

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

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

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

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

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

Signed on this 2 day of JULY, 2026.

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

First Publication on: July 10, 2026.

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

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-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

SECOND 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/KA 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/KA 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/KA 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 foreclose on the following property in Hillsborough County, Florida:

LOT'S 4 AND 5, T.R. WILLIAMS 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

SECOND 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 attorney 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

SECOND 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; otherwise, 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. Compete 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

SECOND 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:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000011159
July 17, 24, 2026 26-02553H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-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, WOODBERY 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

SECOND 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; otherwise, 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 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. Compete 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

SECOND INSERTION

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
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Tallahassee, FL 32312
(850) 422-2520 (telephone)
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Attorney for Plaintiff
TDP File No. 23-006106-2
July 17, 24, 2026 26-02552H