

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/21/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 WHIT mobile home bearing vehicle identification number GZF6018 and all personal items located inside the mobile home. Last Tenant: Lloyd Wayne Looper. Sale to be held at: Bedrock Little Manatee, 1177 Primrose Peak Drive, Ruskin, Florida 33570, 813-906-5310. August 7, 14, 2026 26-02813H

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 Ceylo located at 5929 Cherry Oak Drive in the City of Valrico, Hillsborough, FL 33596 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of July, 1984

VINDYA BOELKE
TROY BOELKE
August 7, 2026 26-02819H

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 Legacy Business Park located at 4819 N. Hale Avenue in the City of Tampa, Hillsborough, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of July, 2026

Teresa Investment Group, LLC
August 7, 2026 26-02804H

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 Bell Westchase located at 8820 Thomas Oaks Drive in the City of Tampa, Hillsborough, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of July, 2026

BCF I Westchase, LLC
August 7, 2026 26-02803H

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 Soft Armor Co located at 10782 Vera-wood Dr in the City of Riverview, Hillsborough, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of August, 2026

Butterfly Effect Consulting, LLC
August 7, 2026 26-02833H

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 Olive Wren Root & Remedy located at 805 W Tever Street in the City of Plant City, Hillsborough, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of July, 2026

Kelsey Butterworth
August 7, 2026 26-02783H

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 ACCESSORIES OF FLORIDA located at: 249 Pierce St. in the city of Birmingham, MI 48009 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 31st day of July 2026.

OWNER:
ACCESSORIES OF FLORIDA, LLC
149 Pierce St.
Birmingham, MI 48009
August 7, 2026 26-02823H

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 THIH located at 400 N Tampa St Ste 1550 501814, in the County of Hillsborough, in the City of Tampa, Florida Tampa intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 02nd day of August, 2026.

TRANSFORMATIONAL HOPE & INNER HEALING INC.
August 7, 2026 26-02822H

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 KLATSKY LAW located at 3262 ERIN-DALE DRIVE, in the County of HILLSBOROUGH in the City of VALRICO, Florida 33569 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at HILLSBOROUGH, Florida, this 29th day of JULY, 2026.

JUSTIN J. KLATSKY, ATTORNEY, PA
August 7, 2026 26-02784H

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 Savolle Insurance located at 501 E Kennedy Blvd Suite 100 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of August, 2026

Savolles Satisfactions LLC
Marc Savolle
August 7, 2026 26-02834H

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 LittleLeafMarketUS located at 12451 Ginger Tree st in the City of Tampa, Hillsborough, FL 33637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of July, 2026

ELDREN HOLDINGS LLC
Mehedi Hasan, Authorized Member
August 7, 2026 26-02829H

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 NONSTOP CLINICAL located at 5131 West Tyson Ave, Apt 110 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 31st day of July, 2026

Jasmine Fernandez
Jasmine Fernandez
August 7, 2026 26-02828H

FIRST INSERTION

Public Notice

Effective Aug. 1, 2026, Mark Weissman, MD, will no longer provide care at WellMed.

Patients of Dr. Weissman may continue care at WellMed at New Tampa.



Your medical records will remain with WellMed. You may request a copy of your records or have them sent to another provider by emailing recordrequests@wellmed.net, scanning the QR code to visit wellmedhealthcare.com, or calling the clinic.

August 7, 14, 21, 28, 2026 26-02808H

FIRST INSERTION

Public Notice

Effective Aug. 1, 2026, Christopher Blazejowski, MD, will no longer provide care at WellMed.

Patients of Dr. Blazejowski may continue care at WellMed at Apollo Beach.



Your medical records will remain with WellMed. You may request a copy of your records or have them sent to another provider by emailing recordrequests@wellmed.net, scanning the QR code to visit wellmedhealthcare.com, or calling the clinic.

August 7, 14, 21, 28, 2026 26-02809H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/21/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 BUDD mobile home bearing vehicle identification number BF3503D, and all personal items located inside the mobile home. Last Tenant: Kimberly Anne Johnson. Sale to be held at: Crescent Lake Park, 11222 Crescent Lake Drive, Riverview, Florida 33578, (813-390-4899).

August 7, 14, 2026 26-02864H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/21/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 SAND mobile home bearing vehicle identification number SSMFLAB11127, and all personal items located inside the mobile home. Last Tenant: Richard Allen Bukszar. Sale to be held at: Crescent Lake Park, 11222 Crescent Lake Drive, Riverview, Florida 33578, (813-390-4899).

August 7, 14, 2026 26-02863H

FIRST INSERTION

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: September 14, 2026
TIME: 5:30 p.m.
LOCATION: Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578

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

Description of Assessments

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

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

*includes collection costs and early payment discounts

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

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

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

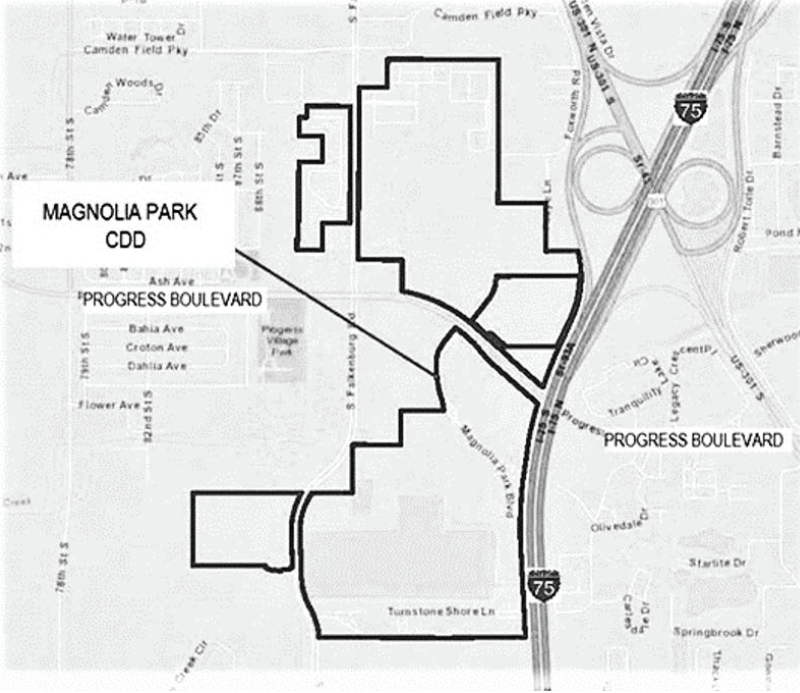
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32725, Phone (321) 263-0132 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at https://magnoliaparkcdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



August 7, 2026

26-02835H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT
BY THE VILLAGES OF BLOOMINGDALE
COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Villages of Bloomingdale Community Development District (“**District**”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-01.

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

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

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, Jason Greenwood, c/o Government Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844 (the “**District Manager’s Office**”).

Jason Greenwood, District Manager
Villages of Bloomingdale Community Development District
August 7, 2026

26-02778H

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO ADOPT REVISED
GENERAL RULES OF PROCEDURE OF THE
PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by Panther Trails Community Development District (the “District”) on September 10, 2026, during a regular meeting of the District Board of Supervisors beginning at 5:30 PM. The meeting (and public hearing) will occur at 11796 Ekker Road, Gibsonton, Florida 33534.

In accordance with Chapters 120 and 190, Florida Statutes (2026), as amended, the hearing will provide an opportunity for the public and the Board of Supervisors to address and consider amendments to the District’s General Rules of Procedure and Amenity Center Rules. The proposed changes may be adjusted at the public hearing pursuant to discussion by the District Board and public comment.

Legal authority for the amendments, and the provisions of the Florida Statutes being implemented, includes Chapters 120 and 190, Florida Statutes, generally, and Sections 190.011, 190.035 and 120.54, Florida Statutes (2026), as amended.

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

Copies of the currently proposed amendments may be obtained by contacting the District Manager, Matt O’Nolan, Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, FL, 33614, Telephone: 813-533-2950. On July 26, 2026, a Notice of Rule Development was published in the Business Observer.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the District with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Manager at the address and number above.

One or more Board members may participate by telephone. At the above location, there will be present a speaker telephone so that Board members and Staff can attend and be fully informed of the discussions taking place either in person or by speaker telephone device.

Matt O’Nolan, District Manager
August 7, 2026

26-02776H

FIRST INSERTION

NOTICE OF BOARD MEETING
BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Belmont Community Development District (“District”) will hold a regular meeting of the Board of Supervisors on **August 19, 2026, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

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

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
August 7, 2026

26-02777H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the
Tampa Palms Open Space & Transportation
Community Development District

The Board of Supervisors (the “**Board**”) of the Tampa Palms Open Space & Transportation Community Development District (the “**District**”) will hold a public hearing and a meeting on Tuesday, August 19, 2026, at 5:15 p.m. at the West Meadows Community Center located at 8401 New Tampa Blvd., 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.tpostcdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager’s office via email at mavega@azuria.com or via phone at (813) 991-1140.

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
August 7, 2026

26-02780H

FIRST INSERTION

Notice of Public Hearing for Adoption of the FY2026-2027 Budget
and of Board of Supervisors Meeting of
The Heights Community Development District

The Board of Supervisors (the “Board”) of The Heights Community Development District (the “District”) will hold a public hearing to adopt the FY2026-2027 Budget, by the Board of Supervisors on Wednesday, September 2, 2026, at 10:00 a.m. at the Offices of Soho Capital located at 220 West 7th Avenue Suite 100, Tampa, Florida 33602. At the time and place designated above, the Board shall hear all objections to the budget as proposed and may make such changes as the Board deems necessary.

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, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“**District Manager’s Office**”), during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District’s website www.theheightscdd.org at least two days before the budget 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.

Bryan Radcliff, District Manager
August 7, 14, 2026

26-02782H

FIRST INSERTION

Notice of Joint CDD/POA Meeting of the Board of Supervisors
of the Cory Lakes Community Development District

The Board of Supervisors (“**Board**”) for the Cory Lakes Community Development District (“**District**”) will hold a special JOINT meeting with the Cory Lakes Property Owners Association (POA) on Thursday, August 20, 2026, at 5:30 p.m. at the Cory Lake Beach Club located at 10441 Cory Lake Drive, Tampa, Florida 33647. The purpose of the meeting is to sidewalks and nuisance issues and any other business that may properly come before it. Immediately following the adjournment of the joint meeting will be a regular Board of Supervisors meeting of the Cory Lakes Community Development District.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District’s website: https://www.corylakescdd.net/ The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

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

Brian Young, District Manager
August 7, 2026

26-02796H

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Parkway Center Community Development District (the “**District**”) will hold a public hearing and a meeting on **Wednesday, August 26, 2026, at 6:30 p.m.** at the Parkway Center CDD Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s Fiscal Year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting (http://myoakcreekcommunity.net), or may be obtained by contacting the District Manager’s office via email at albasanchez@azuria.com or via phone at (813) 482-1614.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. For additional information, please check the District’s website at http://myoakcreekcommunity.net.

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 assistance 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
August 7, 2026

26-02781H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the “**Board**”) of the Waterleaf Community Development District (the “**District**”) will be held on **August 19, 2026 at 5:30 p.m.** at the Bloomingdale Regional Public Library, Room 211, 1906 Bloomingdale Ave., Valric, FL 33596. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 (“**District Manager’s Office**”).

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

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager’s Office at least 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 meeting is advised that the person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Richard McGrath, District Manager
August 7, 2026

26-02779H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the K-Bar Ranch II Community Development District (“**District**”) hereby gives notice of its intention to develop the following Proposed Rules and setting certain associated rates and fees, which Proposed Rules shall have the following rule numbers, purposes and effects:

PROPOSED RULE	RULE NUMBER	PURPOSE AND EFFECT
Holiday Lighting Policy	2026-11	To provide a policy for monument lighting and legislative process through which the Board may approve requests of amenity members to observe certain holidays via the monument lighting.
Common Area Pond and Enforcement (Trespassing) Rule	2026-13	To prohibit certain activities within the District’s stormwater ponds and conservation areas and provide for enforcement by the District, including trespass authorization and penalties
Parking Enforcement Rule and Form of Agreement	2026-14	To provide policy governing parking and parking enforcement, including towing, on District property.

The specific grants of rulemaking authority and laws implemented in the Proposed Rules include but are not limited to the following:

PROPOSED RULE	RULEMAKING AUTHORITY & LAW IMPLEMENTED
Holiday Lighting Policy	Sections 120.54 and 190.011(5), Florida Statutes
Common Area Pond and Enforcement (Trespassing) Rule	Sections 190.011, 190.012, 190.035(2), 120.54, and 120.69, Florida Statutes
Parking Enforcement Rule and Form of Agreement	Sections 190.006, 190.011(5), 190.011(15), 190.035, 286.0105, 286.011, 286.0114, 316.1945, 316.195, 120.54, and 120.69 Florida Statutes

A copy of the proposed Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, Fl 32746, and via phone at (407) 574-3250.

District Manager
K-Bar Ranch II Community Development District
August 7, 2026

26-02849H

--- PUBLIC NOTICES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:50 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824 Time: 09:50 AM Sale to be held at www.storagetreasures.com. B005 - Williams, Levonne; B017 - Rodriguez, Stephanie; B035 - Margarit, Gimalyn; B138 - Santana, Helen; C007 - sheffield, allynson; C008 - ortiz, Francis; D007 - Bailey, Patrick; E027 - Salazar Solarte, Alberto; E078 - Rodriguez, William; E081 - Parra, Santiago; F075 - martinez, Kenia; F077 - Bowens, Isaiah; F081 - Soto, Tamika; G012 - Rakes, Riley; G020 - Shartz, Ken; G042 - Brown, Daja; G063 - giraldo, Maria; G065 - Flores, Fabian; G095 - Jimenez, Angel; G102 - Ayesh, Ibtisam; H057 - Lewis, Jay; H064 - Jimenez, Melissa; H075 - Jimenez, Abraham; J028 - ALCIN, EMMANUELLA; K071 - Turley, Tabitha PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681 Time: 10:00 AM Sale to be held at www.storagetreasures.com. 1005 - Guerra Hidalgo, Marielys; 1043 - Howard, Harold; 1057 - Duncan, Shannon; 1058 - Duncan, Brenda; 1069 - Villalobos, Jonathan; 1089 - Hairston, Andrea; 1230 - Harden, Kevin; 1233 - Vega, Jerry; 1266 - Bois, Bruzenskey; 1301 - Gregory, Joseph; 1343 - Hall, Iyana; 1392 - DelValle, Maylin Basto; 1399 - Samuels, Cristal; 1408 - Rodriguez, Elvis; 2022 - Duncan, Shannon; 2041 - CAREY, PERIS; 2051 - bowling, lorri; 2065 - Pitchford, Ashley; 2146 - Moreno, Roger Cisneros; 2156 - Collab System Technology Gowans, James; 2170 - Suell, Harry; 2201 - Jones, Lauren; 2417 - Griffin, Felicia; 3021 - Lim, Maria Jonica 'MJ'; 3059 - Gordon, Tammy; 3087 - Wilks, Kenneth; 3182 - Marchena, Brittany; 3247 - TUCKER, JESSICA; 3282 - Carrington, Lisa; 3352 - kinder, Claire; 3391 - dixon, Jydasia; 3410 - Honor, Freddy; B151 - Johnson, Ray; C057 - Toliver, Ziyon; D104 - Rodriguez, Angel M; D117 - Anacleto, Milleny; E078- Edwards, Shannon; E086 - Melnychuk, Yevhenii; F107 - Gomez, Diana; F117 - Mullings, Alexander; F124 - conway, Justin; F125 - Diaz, Victoria; F131 - Abreu, Juanita; F157 - Martin, Jeron PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137 Time: 10:10 AM Sale to be held at www.storagetreasures.com. A008 - BROWN, ALETHEA S; A011 - Menyenga, Cindy; A017 - Freeman, Earl; A065 - green, Robert; A069-Newman, Shaina; A070 - barrera, jennifer; B005 - Montana, Catherina; B015 - BASURTO JIMENEZ, Jose; B017 - LLC, Btastyyy; B019 - Morales-Espinoza, Adrian Adrian; B021 - Stewart, Ivan; B053 - Kelly, Mary; B054 - Sanchez, Alba; B056 - Dixon, Taaliyah; B060 - grimes, Todd; C001 - Garrett, Ernest; C011 - Nichols, Jamillah; C015 - Langley, Anthony Scott; C018 - Bender, Brittany; C032 - mclendon, bonnie; C054 - Derek, Nikolai; C066 - Duncan, Mila; C071 - Goergen, James; C080 - Hall, Celeste; C120 - Wash, Deante; C127 - Velez, Jose; C129 - lewis, Keverick; C139 - Hugger, Jason; D006 - James, Christopher; D025 - candis, robert; D030 - Oliver, Pamela; D065A - Lynch, LaMar; D072 - Buzek, Brandi; D093 - Mitchell White, Dawn Rochelle; D096 - Martinez, Ronmel; D111 - Solino, Keren; D115 - Ruiz, Patrick; D129 - Bilal, Khadijah Johnson; D131 - Shepherd, Marshanee; E017 - lee, dandre; E018 - attika, Shawn; E037 - berry, Kianna; E046 - williams, darryl; E072 - Harris, Johnnie; P008 - Randall, Ryan PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466 Time: 10:40 AM Sale to be held at www.storagetreasures.com. A017 - Pastrana, Nylmarie; A038 - Francis, Javid; A057 - Nadeem, Sayyed; A069 - Newman, Shaina; B022 - bayonne, harold; B035 - Vazquez, Pedro; B048 - DeJesus, Daniela; B073 - Vinsky, Noah; D004 - Mccoy, Christina; D006 - agosto, Daniel; F029 - mciver, Paige; G051 - Williams, Keterri; G068 - Hayden, Aaron; I001 - hudson, Jalen; I004 - Lara, Reinier; I005 - Palmer, Rickie; I021 - Bradley, Tonisha; I031 - Passariello, Vincenzo; I069 - Gedeon, Clydell; I075 - Williams, Krishnauna; I086 - diaz, Kenneth; J020 - Reid, Kaseem; J028 - Cooper, Christina; J050 - copeland, Linda; J064 - Keaton, Kenya; J067 - Green, Anita; J075 - Register, Casey; K008 - Berrien, LaQuita; P023 - Total Haul Solutions LLC Rodrigue, Ernesto; P032A - Ramos, Diegoberto; P039 - Total Haul Solutions LLC Rodriguez, Ernesto PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182 Time: 10:50 AM Sale to be held at www.storagetreasures.com. 0216 - Herndon, Noah; 0221 - Bailey, Moneca D; 0234 - Broner, Kristin; 0249 - Wheeler, Latosha; 0257 - Spruill, Timothy; 0265 - Bailey, Moneca D; 0267 - Hicks, Jeffrey; 0307 - stewart, Kenneal; 0329 - Scott, Chandra; 0332 - Stewart, Ronald; 0334 - Harris, Christopher; 0339 - Rosario, Hector; 0348 - Reed, Darlene; 0355 - Chandler, Michael; 0356 - Gray, Tonia; 0362 - RATON, ANNICK; 0406 - Livingston, Aaliyah; 0409 - McDaniels, Anthony; 0414 - Griffin, Sherelle; 0423 - Franklin, Dorothy; 0503 - Dobson, Quniya; 0506 - knight, Linda; 0516 - Burney, Amanda; 0527 - branch, khalique; 0537 - Burnett, Crystal; 0542 - Smart, Kewonnda denise; 1013 - Jones, CeAnna; 1025 - Burney, Amanda; 1042 - archie, Katrice; 1103 - Finley, Marquese; 1127 - Taylor, Tiffany; 1133 - Broner, Kristin; 1188 - Walker, Exavier; 1196 - Condry, Eddie; 1200 - prescod, Jada; 1222 - Naranjo, Dianelis Macias; 1263 - Williams, Jayla; 1269 - Small, Clinton; 1282 - Howard, Denisha; 1288 - Edwards, Levar; 1319 - hunt,	
FIRST INSERTION NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM Sale to be held at www.storagetreasures.com. 1052 - Ortiz, Yesenia; 1092 - Elite Legacy Enterprises LLC Willis, Krystal; 1105 - Nelson, Karen; 1126 - fuller, Taylor; 2028 - Jackson, Victoria; 2033 - Martin, Lourdes; 2087 - weston, Courtney; 2186 - Halls, Christopher; 2196 - Pineros, Nilson; 2205 - Slater, Chelsea; 3024 - Anna, Valenzuela; 3062 - Brown, Scott; 3162 - Nettles, Eva; 3206 - Nance, Katina; 5011 - Kelly, Rebecca PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 0813 - Narvare, Joey; 0825 - SHAFI, MICHELE; 1127 - Leon, Niuvis Noda; 1140 - Disco Donuts LLC Zimmerman, Jonathan; 1506 - HERNANDEZ, JOHENDRIZ; 1532 - Nix, Joseph; 7005 - Cooper, Courtney PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985 Time: 10:15 AM Sale to be held at www.storagetreasures.com. 1034 - Vieira, David; 1076 - House, Jammecce; 1088 - Marquez, Jorge; A001 - King, Evelyn; A014 - Boyle, Shery A; C006 - MARTINEZ, BRIANA; C021 - Marcello, Thomas; C057 - Jackson, Jahmil; D029 - Valdez, Edel Rodriguiuez; D043 - ruiz, Yamel; F023 - Rodriguez, Rosmery; F039 - Carr, Lisa; F041 - Dotson, Denise PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473 Time: 10:30 AM Sale to be held at www.storagetreasures.com. A019 - Joyal, James; A026 - Qarles, John; A050 - Winter, Cam; B013 - Obringer, Anya; B053 - Langston jr, Danny; B056 - jones, christopher; B057 - Nelson, Cortland; C003 - Datus, Sophia; C018 - negron, Aileen; D022 - London, Cadarius; E094 - Hadad, Sam; G102 - Gardner, Darnell; G120 - Mitchell, Thomas PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:15 AM Sale to be held at www.storagetreasures.com. 1105 - bishop, franklin; 1158 - Sinn, Lacie; 2020 - RIVERS, JEANA; 2032 - McQuay, Marla; 3033 - Pericot, Leighann; 3037 - Aponte, Christian C; A049 - Crespo, Melissa; A068 - Harvey, Jamal; A079 - Monroe, Kenya; A084 - Chirinos, Yllian; A087 - George, Chinua; B203 - Olivares, Andrea; B204 - Matera, Carolyn; C315 - white, Shanequa; C357 - clifton, Herman; E511 - Wirt, Kristofer; E519 - Welsh, Eric C; E557 - Penabade, Reid; F620 - Delgado, Paul; F652 - Walktins, Mark; H802 - Edling, Jacob; H804 - sforza, michael PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 0151 - pettis, Lachanda; 101A - Arroyo, Ruth; 1029 - Strain, Randal; 1287 - Arroyo, Andrea; 154B - Allen, Bridgett; 217 - Weeks, Nakoma; 227 - Christian, Tina; 257 - Edwards, Jenneh; 264 - Colon, Jamie; 368 - Campbell, Dominique; 713 - Hayes, Julian; 807 - Deleon, Maximo; 921 - PETRUCCELLI, CHRIS; 931 - Harbart, Tamara PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832 Time: 11:45 AM Sale to be held at www.storagetreasures.com. 1020 - Stringer, Casey; 1156 - Nunez, Maria; 1210 - torres, Chris; 1325 - Gonzalez, Janisleidy Leon; 1402 - Gonzalez, Janisleidy Leon; 1410 - Smith, Bree; 1417 - Conley, Emily; 1501 - Robles, Dominic; 1536 - Lippie, Altoun; 2022 - Mayea, Yasser; 2067 - Shaffer, Kathryn; 2096 - severino, Carina; 2126 - Torres, Yanisledy; 2170 - Khatib, Zayn; 4003 - Bopp, Patrick; 4011- Llopiz, Dunia; 4414 - Francia, Jdyn; 5003 - Jr, Ryan Moore; 5102 - Ambrose, Chelsea A; 5106 - Collazo, Alex; 5115 - Ahmed, Zahra; 5403 - SEVERINO, CARINA; 5409 - Mervil, Vilner PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 1004 - gardner, aysha; 1007 - Rojas, Ezekiel; 1029 - Pearce, Jaclyn; 1046 - Hakala, Sheryl; 2082 - Edge, Braiden; 3011 - Lamb, Kristopher; 3029 - sharew, rahel; 4006 - McGahan, Ann; 4022 - Bassano, Caroline; 4038 - Flanagan, Erin; 4133 - Galloway, Jacorey; 5019 - Graham, TClark; 5035 - Biemiller, Kenneth; 5073 - wank, Stephen; 5145 - Lopez, Wilfredo; 5147 - Fisher, Jacob; 5170 - WOMACK, MELISSA ANNE; 5202 - mcgahan, Pamela; 5221 - Ezell, Reginald; 5227 - Thames, Sequanta PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098 Time: 12:15 PM Sale to be held at www.storagetreasures.com. 1022 - Krauk, Deven; 1074 - Collins, Sherrie; 1114 - Figueroa, Diana; 1143 - Vargas, Mickey; 1202 - Rankin, Jessica; 2018 - Klapproth, Donald; 2045 - Camacho, Melanie; 2076 - Acevedo, Ruben; 2083 - Rivera, Michael; 2146 - Howell, Greg; 2170 - Spears, Toleah; 2241 - jackson, anthony; B003 - Becker, Diane; B011 - Bloomer, Chanti; C011 - Coats, June	
August 7, 14, 2026	26-02785H

FIRST INSERTION NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 11:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 2029 - Brown, Carl; 4002 - cramer, Chris; 6043 - Jones, Brenton; 6074 - Powell, Jaleel; 6099 - Ezell, Latangalena; 6101 - Haynes, Donnell; 7026 - mcgregor, Mark; 7063 - Colbert, Khori; 7066 - Pounds, Stuart M; 7075 - Soluri, Paul J; 7076 - Mason, Tkera; 7112 - Reyes, Dairamys; 8043 - Milburn, Mindy	
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. August 7, 14, 2026	
FIRST INSERTION REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT The Panther Trace II Community Development District (“District”), located entirely within Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis for the District's roadway improvements, stormwater management facilities, sanitary sewer and utilities, security, entry features, landscaping and signage, recreational facilities and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required. Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”), of its qualifications and past experience. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) the Applicant's willingness to meet time and budget requirements; c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Hillsborough County, Florida; d) the geographic location of the Applicant's headquarters and offices; e) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks. The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All applicants interested must submit an electronic copy of the proposal by noon on September 14, 2026, to the attention of Heath Beckett, District Manager, e-mail: HBeckett@vestapropertyservices.com with e-mail copy to Shirley Conley at sconley@vestapropertyservices.com. The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request. Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within ten (10) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District’s Rules of Procedure, which are available from the District Manager.	
August 7, 2026	26-02848H

PUBLIC NOTICES / ESTATE ---

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 CPR FORGE located at 3618 North Maryland Avenue in the City of Plant City, Hillsborough, FL 33565 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of August, 2026

CJTS SERVICES LLC

August 7, 2026

26-02858H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026 - CP - 002529 IN RE: ESTATE OF LOUIS ALBERTO CAPDEVILA A/K/A LUIS ALBERTO CAPDEVILA, Deceased.

The administration of the estate of LOUIS ALBERTO CAPDEVILA A/K/A LUIS ALBERTO CAPDEVILA, deceased, whose date of death was September 2, 2025, and whose social security number ends in 0032, 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 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.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000591 Division B IN RE: ESTATE OF JESSIE PEARL GLOVER, Deceased.

The administration of the estate of Jessie Pearl Glover, deceased, whose date of death was September 21, 2022, 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002174A001HC JUDGE: CATLIN DIV: A IN RE: THE ESTATE OF TIMOTHY COPLEY FOWLER Deceased.

The administration of the estate of Timothy Copley Fowler, deceased, whose date of death was April 26, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is 800 E. Twiggs Street, Room 101, Tampa, FL 33602. The clerk's case number assigned is 26-CP-002174A001HC and is being presided over by the HONORABLE CATHERINE M. CATLIN, Circuit Court Judge, Hillsborough County. The names and addresses of the personal representative and the personal representative's attorney are set forth

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE No.: 26-CP-002174A001HC JUDGE: CATLIN DIV: A IN RE: THE ESTATE OF TIMOTHY COPLEY FOWLER Deceased.

The administration of the estate of Timothy Copley Fowler, deceased, whose date of death was April 26, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is 800 E. Twiggs Street, Room 101, Tampa, FL 33602. The clerk's case number assigned is 26-CP-002174A001HC and is being presided over by the HONORABLE CATHERINE M. CATLIN, Circuit Court Judge, Hillsborough County. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 CPR Axion located at 3618 North Maryland Avenue in the City of Plant City, Hillsborough, FL 33565 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of August, 2026

CJTS SERVICES LLC

August 7, 2026

26-02859H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026 - CP - 002529 IN RE: ESTATE OF LOUIS ALBERTO CAPDEVILA A/K/A LUIS ALBERTO CAPDEVILA, Deceased.

The administration of the estate of LOUIS ALBERTO CAPDEVILA A/K/A LUIS ALBERTO CAPDEVILA, deceased, whose date of death was September 2, 2025, and whose social security number ends in 0032, 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 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 August 7, 2026.

ANITA ELIDA CAPDEVILA Personal Representative 18408 Eastwyck Dr. Tampa, FL 33613 Alan F. Gonzalez, LL.M., Esquire Attorney for Personal Representatives Florida Bar No.: 229415 HAHN LOSER & PARKS LLP 601 Bayshore Blvd., Suite 720 Tampa, Florida 33606 Telephone: (813) 254-7474 Afgonzalez@Hahnlaw.com Glguianen@Hahnlaw.com 21631904.1 August 7, 14, 2026 26-02798H

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday August 19, 2026 @ 10:00 AM.

F-15 Sheryl Hakala F-16 Artis Larry M-7 Rosa Sutton M-13 DaiJuan Denson

August 7, 14, 2026 26-02824H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mi tierra latina 4, located at 10241 Boggy Moss Dr, in the City of Riverview, County of Hillsborough, State of FL, 33578, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 5 of August, 2026.

Latin legacy management corp 10241 Boggy Moss Dr Riverview, FL 33578

August 7, 2026 26-02868H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000591 Division B IN RE: ESTATE OF JESSIE PEARL GLOVER, Deceased.

The administration of the estate of Jessie Pearl Glover, deceased, whose date of death was September 21, 2022, 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 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE No.: 26-CP-002174A001HC JUDGE: CATLIN DIV: A IN RE: THE ESTATE OF TIMOTHY COPLEY FOWLER Deceased.

The administration of the estate of Timothy Copley Fowler, deceased, whose date of death was April 26, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is 800 E. Twiggs Street, Room 101, Tampa, FL 33602. The clerk's case number assigned is 26-CP-002174A001HC and is being presided over by the HONORABLE CATHERINE M. CATLIN, Circuit Court Judge, Hillsborough County. The names and addresses of the personal representative and the personal representative's attorney are set forth

FIRST INSERTION

Notice of Public Sale

U-Stor Linebaugh

Notice is hereby given that the following storage unit is intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on August 24, 2026, at the times and locations listed below.

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

U-STOR LINEBAUGH

Start: August 24, 2026 10:30 AM EST End: August 31, 2026 3:00 PM EST Location: 5002 W. Linebaugh Ave, Tampa, FL 33624 Bidding: All bidding will take place online at bid13.com 17 Olinda Manhenje August 7, 14, 2026 26-02854H

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 Discount Window Repair located at 14648 Corkwood Dr. in the City of Tampa, Hillsborough, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of August, 2026

Howard Lender

August 7, 2026 26-02857H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 24, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

0117 - Jones, Greg; 0121 - Jones, Diane; 0237 - Stone, Tessa; 0311 - Jones, Tiani Alon; 0430 - Potts, Julitha; 0433 - Alvarez, Cindy; 0618 - Roberts, Jeremy; 1089 - James, Joseph; 2048 - Dunbar, Tyler

PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1033 - Toole, Dominica; 1040 - mays, Britinae; 1134 - Taylor, Porsche; 1158 - Zubber, Jacqueline; 1253 - Zubber, Jacqueline; 1330 - matos, Yaquira delgado; 3036 - Reveron, Eva

PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233

Time: 09:40 AM

Sale to be held at www.storagetreasures.com.

1043A - mike, Nikia; 1202A - Edwards, Lakeshia ; 1230A - Steere, James; 1458A - Esqueda-Alonso, Christina; 2006A - Jean, Jasmine; 2041G - Cruz, Sharlee De La; 2046F - SANTY, ALICE; 2060F - SANTY, ALICE; 2061F - SANTY, ALICE; 2062F - SANTY, ALICE; 2085EX - Obrien, Joseph; 2093D - perez, Ninoshka; 4051C - Ortez, Nestor; 4119C - Music, April; 4168C - Morrison, Richard

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

01007 - Golden, Jessica; 01016 - Mulraine, Shanequa; 01038 - Tucker, Lisa; 01082 - Thompson, Tonyata; 01090 - Maddux, Christopher; 01115 - Hutchins, Celestine; 01135 - Shipman, Tomica; 01142 - Ghifari, Somoud; 01158 - Warren, Jenaisha; 01183 - Clayton, Kamryn; 02019 - Daye, Natea; 02068 - Frames, Glen; 02077 - Pitts, Zelda; 02128 - Thompson, Tonyata; 02149 - Saffold, Cierra; 02179 - Zinn, Lisa; 03023 - Cooley, Marcus; 03036 - Edwards, Tolulope A; 03173 - Valdez, Cheryl; 03196 - thomas, Latoya; 03198 - Mills, Elroy; 03206 - Gonzalez, Maria; 03211 - Brothers, Wendy; 05019 - Williams, Denise; 07004 - Swilley, Ryan; 08019 - Armour, Sharae; 11002 - GARDINER, TERENCE; 13149 - Yellow Flash Solutions LLC Isaacs, Jason; 4018 - Rumore, Kristina

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479

Time: 10:10 AM

Sale to be held at www.storagetreasures.com.

A060 - Bonilla, Walenda; C009 - Teape, Semetra; C013 - o'hara, samantha; C029 - Clark, Karisma; C040 - Bearden, Emily; C047 - Gonzalez - Yague, Milagros; C050 - Terry, Leonard; C056 - Smith, Doreyel; C092 - Hair Science Simmons, April; C128 - Hazellief, Randy; D026 - Pierola, Nicole; D043 - Pate, Nitisha T; D079 - Livy O's, LLC Germany, Omar; D098 - Coyle, Samantha; D102 - Moss, Kateara; D104 - Hodge, Isaiah; D130 - luciano, Genesis; I027 - Paratore, Lisa; I029 - Calderon, Gamaniel; I031 - Redmond, Maryah; I057 - Velasquez, Dilenia; I059 - Legrand, Dieuvert; J006 - Zielinski, Jennifer; J035 - Aguilera, Ixcel; J063 - Walker, Jaleesa; J090 - sellers, dayton; J099 - Clemente, Madeline; K009 - Ayesh, Ibtisam; K043 - Rodriguez, Antonio; L006 - Tuck, Shayla; L009 - Silva, Susie; L010 - Bradley, Alicia ; L043 - Joseph, Cass; L046 - Fernandez, Andrea; L049 - McCloud, Kieanna

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

Time: 10:20 AM

Sale to be held at www.storagetreasures.com.

1049 - Dabbs, Tracy; 1079 - Vonglahn, Amanda; 1107 - Dabbs, Bryce; 1167 - Harvey, Johnasha; 1196 - Josma, Lucie; 1423 - Johnson, Melissa; 1453 - brunache, Jessica; 1456 - Rivera, Aurolyn; 1477 - Fenner, Jennifer; 1493 - Rivera, Aurolyn; 1512 - Oliver, Jennifer; 1515 - Kinard, Kendra; 1516 - Kappes, Nikita; 187 - Bellamy, Mario; 209 - Casey, Harolette; 221 - Bazile, Latwanjala; 228 - espailat, Mario; 243 - Kiser, Billie; 256 - Johns, Gary; 259 - McMillan, Justin; 273 - Mcodnald, Marquita; 274 - Mcodnald, Marquita; 294 - Taylor, Mark; 304 - Myers, Justin; 312 - Maine, Jay; 329 - Bailey, Evelyn; 401 - Albino, Jayla; 404 - Lee, Dorothy; 411 - Rivera, Cecylia; 416 - Jackson, James T; 424 - Sforza, Jacob; 429 - Estevez-Romero, Robert; 430 - Williams, Alexandria; 451 - Dailey, Gregory; 474 - Benning, Michetta; 506 - lopez, Jessica; 550 - Branstetter, Roger; 604 - Perez, Dayana Figuerado; 632 - THOMAS, LATONYA; 652 - Ray, Zachary; 657 - McQueen, Damaris; 687 - Frontal, Rafael; 717 - Carpenter, Lisa; 746 - Salter, Tonisa; 800 - Curry, Kristin; 911 - Sullivan, Monique

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

0013 - Dantzler, Tonja; 0096 - Eveland, Conner; 0101 - Ebanks, Ivandra; 0103 - Harrison, Jordan; 0119 - Cottman, Edward; 0154 - Jr, Amaury Diaz; 0158 - Galoway, Joanne; 0214 - Grimes, India; 0234 - Gray, Reginald; 0238 - Bradford, Rayneisha; 0247 - jr, Yosnel Bonet; 0386 - Martinez, Marilyn; 0393 - Owens, Mignon; 0445 - Murphy, Carlous; 0451 - Massey, Teena; 0519 - royal, Shaq; 0532 - Lamar, Tikkia; 0557 - Cannington, Sandy; 0564 - Wedding, Michael; 0567 - Reverse, Tasha; 0580 - Bradford, Rayneisha; 0641 - Carrington, Deshun; 0734 - Bellotte, Kristen; 0749 - Wright-DuBose, Jemilah; 0771 - Herman, Kimberly M; 0823 - Purington, Rachel; 0825 - Aponte, Susan; 0848 - Jimenez, Cesar; 0851 - Bee, Charles; 0857A - Marshall, Erykah; 0857D - Daily, Matthew; 0858B - Hendrickson, Michelle; 0863M - Follin, Devon; 0872 - royal, Shaq; 0877 - Sarduy, Alberto; 0881 - Creaser, Brandy

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830

Time: 11:10 AM

Sale to be held at www.storagetreasures.com.

0002 - Davis, Simone Jhene; 0025 - Bain, Alexis; 0070 - Simmons, Joseph; 0087 - Rivera, Leonardo; 0114 - Hoffman, Kristin; 0131 - hamoond, boris; 0133 - Weakland, Gregory; 0140 - Bard, Dquayvius Raheem; 0206 - Baker, Antonio; 0262 - Noble, Melissa; 0279 - PAULK, MELISSA ; 0285 - Ingram, Deserae Nichole; 0286 - brown, Latifah; 0300 - Yuill, Alex; 0316 - Allister, Monee; 0331 - Acevedo, Mark; 1001 - B, Ashia; 1053 - Beemer, Natalie; 1062 - Contner, Michael; 1071 - Thompson, Tina; 2016 - Remvidas,, Jennifer; 2019 - Aranguren, Edgar G; 2024 - BEEMER, Natalie G; 2040 - mays, Denesha; 3039 - Watson, Kewannie; 3044 - Smith, Samuel; 4017 - bishop, ryan; 5001 - Sheegog, Sylvester; 9058 - Baraybar, Myriam

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

--- ESTATE ---		
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 26-CP-000913 DIVISION: B IN RE: ESTATE OF TASHA MCCRAY COLEMAN, Deceased. The administration of the estate of TASHA MCCRAY COLEMAN, deceased, File Number 26-CP-000913, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal Representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 7, 2026. /s/ Michael K. Coleman MICHAEL K. COLEMAN 2414 E. Cayuga Street Tampa, Florida 33610 (813) 760-5597 Date 7/29/2026 /s/ Fehintola Oguntebi FEHINTOLA OGUNTEBI 1904 West Cass Street Tampa, Florida 33606 (813) 254-8717 kemi@oguntebilaw.com/ foguntebi@aol.com FBN: 049042 Attorney for Personal Representative Date 7/29/2026 August 7, 14, 2026 26-02807H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002539 IN RE: ESTATE OF MANUEL LEMUS a/k/a MANUELA A. LEMUS, Deceased. The administration of the estate of MANUEL LEMUS a/k/a MANUEL A. LEMUS, deceased, whose date of death was July 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. 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: August 7, 2026 LINDA LEMUS Personal Representative 512 North Lincoln Avenue Tampa, FL 33609 Morgan A. Robinson Attorney for Personal Representative Florida Bar No. 1038923 Hines Norman Hines, P.L. 315 S Hyde Park Avenue Tampa, FL 33606 Telephone: (813) 251-8659 Email: mrobinson@hnh-law.com Secondary Email: dbarroso@hnh-law.com August 7, 14, 2026 26-02801H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002193 IN RE: ESTATE OF DANIEL FRANCIS RUSKIEWICZ, Deceased. The administration of the estate of DANIEL FRANCIS RUSKIEWICZ, deceased, whose date of death was April 29, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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: August 7, 2026. ROBIN PAIGE RUSKIEWICZ JOHNSON Personal Representative 603 Colebrooke Court Lutz, FL 33548 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 August 7, 14, 2026 26-02800H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026 - CP - 002017 IN RE: ESTATE OF IDEL SUAREZ, SR, Deceased. The administration of the estate of IDEL SUAREZ, SR, deceased, whose date of death was March 2, 2026, and whose social security number ends in 0164, 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 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 August 7, 2026. IRMA SUAREZ Personal Representative Alan F. Gonzalez, LL.M., Esquire Attorney for Personal Representatives Florida Bar No.: 229415 HAHN LOSER & PARKS LLP 601 Bayshore Blvd., Suite 720 Tampa, Florida 33606 Telephone: (813) 254-7474 Afgonzalez@Hahnlaw.com Glguianen@Hahnlaw.com 21498029.1 August 7, 14, 2026 26-02793H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002145 Division: A IN RE: ESTATE OF ANITA CUMILANG GONONG, Deceased. The administration of the estate of ANITA CUMILANG GONONG, deceased, whose date of death was May 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must	file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 7, 2026. Personal Representative: WILLIAM DIAMOND, JR. 17808 Waterway Creek Drive Lutz, FL 33549 Attorney for Personal Representative: MATTHEW P. SCHNITZLEIN Florida Bar Number: 126463 Attorney for Petitioner MACFARLANE FERGUSON & MCMULLEN One Tampa City Center 201 N. Franklin Street, Suite 2000 Tampa, FL 33602 Telephone: (813) 273-4360 Fax: (813) 273-4500 E-Mail: Mps2@macfar.com Secondary E-Mail: Lmm@macfar.com August 7, 14, 2026 26-02817H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002069 Division B IN RE: ESTATE OF PHYLLIS O. TAYLOR, Deceased. The administration of the Estate of PHYLLIS O. TAYLOR, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The 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 or curator has no duty to discover whether	any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211. 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: August 7, 2026. Signed on this 27th day of July, 2026. MICHELLE T. TAYLOR Personal Representative 4201 W. Granada St. Tampa, FL 33629 /s/ Courtney D. Shannon Courtney D. Shannon, Esq. Attorney for Personal Representative Florida Bar No. 1038792 Bush Ross, P.A. 1801 N. Highland Ave. Tampa, FL 33602 Telephone: (813) 224-9255 Email: cshannon@bushross.com Secondary Email: lsamuiloff@bushross.com 8MN089304.DOCX August 7, 14, 2026 26-02794H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002569 IN RE: ESTATE OF MICHAEL JOHN AMEN, Deceased. The administration of the estate of MICHAEL JOHN AMEN, deceased, whose date of death was June 25, 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 de-	mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 7, 2026 MARK MARONE Personal Representative 4725 19th St. N St. Petersburg, FL 33714 Christopher H. Norman, Esq. Attorney for Personal Representative Florida Bar No. 821462 Hines Norman Hines, PL 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: cnorman@hnh-law.com Secondary Email: dbarroso@hnh-law.com August 7, 14, 2026 26-02802H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002549 Division: B IN RE: ESTATE OF RUSSELL JAMES FERRELL, Deceased. The administration of the estate of RUSSELL JAMES FERRELL, deceased, whose date of death was May 2, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must	file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 7, 2026. Personal Representative: REBECCA GRILL 14637 Elmont Avenue Spring Hill, FL 34610 Attorney for Personal Representative: MATTHEW P. SCHNITZLEIN Florida Bar Number: 126463 Attorney for Petitioner MACFARLANE FERGUSON & MCMULLEN One Tampa City Center 201 N. Franklin Street, Suite 2000 Tampa, FL 33602 Telephone: (813) 273-4360 Fax: (813) 273-4500 E-Mail: Mps2@macfar.com Secondary E-Mail: Lmm@macfar.com August 7, 14, 2026 26-02816H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-001827 Division A IN RE: ESTATE OF RODNEY J. LAUTEN Deceased. The administration of the estate of RODNEY J. LAUTEN, deceased, whose date of death was April 23, 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 August 7, 2026. Personal Representative: GARY L. LAUTEN 18222 Cresswind Terrace Bradenton, Florida 34211 Attorney for Personal Representative: Neil R. Covert, Esquire Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com Secondary E-Mail: service@covertlaw.com August 7, 14, 2026 26-02799H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002600 Division A IN RE: ESTATE OF MARY MARTIN DE SANTANA, Deceased. The administration of the estate of MARY MARTIN DE SANTANA, deceased, whose date of death was June 25, 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 prop-
erty 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 August 7, 2026 MICHELLE BRAY Personal Representative 635 S.E. 17th St., Room 110A	Ocala, FL 34471 JAMES F. HINES, JR. Florida Bar No. 061492 RYNE E. HARTT Florida Bar No. 1011330 Attorneys for Personal Representative Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: rhartt@hnh-law.com Secondary Email: lmartinez@hnh-law.com August 7, 14, 2026 26-02844H

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. 26-CA-000043 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. CHANTELL LYNETTE BELL, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 14, 2026 in Civil Case No. 26-CA-000043 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Chantell Lynette Bell, 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 26th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 50 of Valri Park Phases 1 and 2, according to the plat thereof	as recorded in Plat Book 136, Page(s) 167-172, 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 25-19514FL August 7, 14, 2026	26-02853H

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. 20-CA-002220 AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. RICKY M. LUNDY, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 18, 2025 in Civil Case No. 20-CA-002220 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC is Plaintiff and Ricky M. Lundy, 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 28th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 3, Block 10, TREASURE PARK, according to the plat	thereof, as recorded in Plat Book 29, Page(s) 57, 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 22-0515OFL August 7, 14, 2026	26-02850H

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-002616 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3, Plaintiff, vs. LAKESHA RAINES, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIDELITY MORTGAGE, A DIVISION OF DELTA FUNDING CORPORATION, UNKNOWN SPOUSE OF LAKESHA RAINES, JOE RAINES, UNKNOWN SPOUSE OF JOE RAINES, TANYA BLUE, UNKNOWN SPOUSE OF TANYA BLUE, DARRELL CROCKETT, UNKNOWN SPOUSE OF DARRELL CROCKETT, STEVE RAINES A/K/A STEVEN BERNARD RAINES, UNKNOWN SPOUSE OF STEVE RAINES A/K/A STEVEN BERNARD RAINES, GARY RAINES, UNKNOWN SPOUSE OF GARY RAINES, ANTHONY RAINES, SR. AND UNKNOWN SPOUSE OF ANTHONY RAINES, SR., Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated July 16, 2026, and entered in Case No. 25-CA-002616 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Lakesha Raines, Mortgage Electronic Registration Systems, Inc. as Nominee for Fidelity Mortgage, a division of Delta Funding Corporation, Unknown Spouse of Lakesha Raines, Joe Raines, Unknown Spouse of Joe Raines, Tanya Blue, Unknown Spouse of Tanya Blue, Darrell Crockett, Unknown Spouse of Darrell Crockett, Steve Raines a/k/a Steven Bernard Raines, Unknown Spouse of Steve Raines a/k/a Steven	Bernard Raines, Gary Raines, Unknown Spouse of Gary Raines, Anthony Raines, Sr. and Unknown Spouse of Anthony Raines, Sr., the Office of the Clerk of Victor D. Crist, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 17th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 1, SANSON PARK UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 44 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 3203 Darlington Drive, Tampa, Florida 33619 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 7/27/2026 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 25-400040 August 7, 14, 2026	26-02811H

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-006991 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ELZYATA Y BADMAEVA A/K/A ELZYATA BADMAEVA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 29, 2026 in Civil Case No. 24-CA-006991 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Elzyata Y Badmaeva a/k/a Elzyata Badmaeva, 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 27th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 15, Block 13, Crescent Park,	according to the plat thereof as recorded in Plat Book 17, Page 20, 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 24-10432FL August 7, 14, 2026	26-02852H

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-012831 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. POMODORO INVESTMENTS LLC, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 02, 2026 in Civil Case No. 25-CA-012831 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Pomodoro Investments LLC, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 22, Block 25, El Portal, according to the map or plat there-	of, as recorded in Plat Book 17, Page(s) 15 through 18, 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 25-15055FL August 7, 14, 2026	26-02872H

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 26-CA-002784 SECTION # RF VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. IRVING SLEW; TAMANE LORRELL SMITH A/K/A TAMANE L SMITH; CITY OF TAMPA, FLORIDA; LINEAR MORTGAGE, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BAYSHORE MORTGAGE FUNDING, LLC; SUNCOAST CREDIT UNION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF IRVING SLEW; UNKNOWN SPOUSE OF TAMANE LORRELL SMITH AKA TAMANE L SMITH 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 26 day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 9, BLOCK 2, RANCH LAKE ESTATES UNIT NO. 3, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 2527 RANCH LAKE CIR, LUTZ, FL 33559 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS RE-	MAINING 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 Courts as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts, ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 03 day of August 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 26-00701 August 7, 14, 2026	26-02838H

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-003352 CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST, Plaintiff, vs. ROLANDA MCDUFFIE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 03, 2026 in Civil Case No. 24-CA-003352 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST is Plaintiff and Rolanda McDuffie, 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 27th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 4, Block 3 of PALMETTO COVE TOWNHOMES, accord-	ing to the Plat thereof as recorded in Plat Book 111, Page(s) 7 through 9, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSERVICE@mccalla.com Fla. Bar No.: 146803 23-06181FL August 7, 14, 2026	26-02851H

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 25-CC-54202 LA COLLINA HOMEOWNERS ASSOCIATION, INC., a Florida not- for-profit corporation, Plaintiff, vs. ESTATE OF ROBERTO A. IGLESIAS-DELGADO, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Hillsborough County, Florida, the Clerk of Court will sell all the property situated in Hillsborough County, Florida described as: Lot 1, Block 13, LA COLLINA PHASE 3, according to the Plat thereof as recorded in Plat Book 131, Page 123, Public Records of Hillsborough County, Florida. With the following street address: 901 Grand Cresta Avenue, Brandon, Florida, 33511. at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on September 4, 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 31st day of July, 2026. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 August 7, 14, 2026	26-02810

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 23-CA-014496 DIVISION: G STAGE POINT FUND, LLC, Plaintiff, vs. KAIMUKI REALITY CO. LLC, et al., Defendants. NOTICE IS HEREBY GIVEN Pursuant to an Amended Final Judgment of Foreclosure dated July 2, 2026, and entered in Case No. 23-CA-014496 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which STAGE POINT FUND, LLC, is the Plaintiff and KAIMUKI REALITY CO. LLC; MORRIS WILLIAMS A/K/A A. MORRIS WILLIAMS are defendants, Victor Crist, Clerk of the Court, will sell to the highest and best bidder for cash in/on https://www.hillsborough.realforeclose.com/index.cfm in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida on September 2, 2026, at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure: THOSE PORTIONS OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA DESCRIBED AS: THE NORTH 66 FEET OF THE WEST 1/2 THEREOF, LESS AND EXCEPT THE WEST 478 FEET THEREOF: AND THE NORTH 660 FEET OF THE WEST 198 FEET OF THE EAST 1/2 THEREOF: AND THE EAST 15 FEET OF THE WEST 493 FEET OF THE WEST 1/2, LESS AND EXCEPT THE NORTH 660 FEET THEREOF AND LESS AND EXCEPT EXISTING ROAD RIGHT OF WAY FOR THONOTOSASSA ROAD.	AND THE SOUTH 60 FEET OF THE NORTH 720 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 493 FEET THEREOF. PROPERTY ADDRESS: 4906 THONOTOSASSA RD., PLANT CITY, FL 33565 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. **See 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. /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 David John Miller, Esq. Florida Bar No. 69995 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com Email 2: dmiller@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff August 7, 14, 2026	26-02869H

SALES

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.: 2026CA000098 SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. LYNNETTE MITCHELLE ARRIAGA CABEZAS, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 6/10/2026, in Case No.: 2026CA000098 of the Circuit Court in and for Hillsborough County, Florida, wherein SOUTSHORE BAY HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and LYNNETTE MITCHELLE ARRIAGA CABEZAS, 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 10/9/2026, the following described property set forth in the Final Judgment of Foreclosure: Lot 9, Block 8, FOREST BROOKE PHASE 2B AND 2C, according to the plat as re-	corded in Plat Book 135, Pages 57 through 63, inclusive of the Public Records of Hillsborough County, Florida Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL-1-800-955-8770. DATED: August 5, 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 August 7, 14, 202626-02862H

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. 24-CA-008069 Division F RESIDENTIAL FORECLOSURE Section I GTE FEDERAL CREDIT UNION Plaintiff, vs. SHAUNDRA Y BROWN AKA SHAUNDRA YVETTE BROWN, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, VALRICO LAKE HOMEOWNERS 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 24, 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 18, VALRICO LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 95, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 1620 GRAND HERITAGE BLVD, VALRICO, FL 33594; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hills-	borough 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 29, 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 F181350/2323567/CMP August 7, 14, 202626-02790H

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-011549 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. HARRY LOPEZ AND CLARISBELLE AYALA, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 26, 2026, and entered in 23-CA-011549 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and HARRY LOPEZ A/K/A HARRY W. LOPEZ; CLARISBELLE AYALA; MEDFORD LAKES PROPERTY OWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 24, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 74 OF MEDFORD LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE(S) 126, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 10734 SOUTHERN FOREST DR, RIVERVIEW, FL 33578 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 accor-	dance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 31 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/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 23-103006 - NaP August 7, 14, 202626-02832H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-000539 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. ADRIANA IPPOLITO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 09, 2026 in Civil Case No. 24-CA-000539 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 RCF 2 ACQUISITION TRUST is Plaintiff and Adriana Ippolito, 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 4th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to wit: Lot 5 of 301 North Rome Retail and Townhomes, according to the Plat thereof as recorded in Plat Book 131, Page(s) 187-188, 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 25-14893FL August 7, 14, 202626-02871H	

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 2024-CA-010121 BAY AREA LENDING SERVICES LLC, a Florida limited liability company, Plaintiff, vs. GB CUSTOMS OF TAMPA, LLC, a Florida limited liability company, JENNIFER MCINTYRE, individually, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the "Agreed Final Judgment of Foreclosure," entered in Case No. 2024-CA-010121 on July 29, 2026, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, Victor Crist, Clerk of Court, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below at Public Sale, online at www.hillsborough.realforeclose.com at 10:00 A.M. on the 30th day of September 2026, the following described property as set forth in said Final Judgment, to wit: Lot 11, Block 4, ANITA SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 30, Page 21, Public Records of Hillsborough County, Florida. Property Address: 4406 West Harbor View Avenue, Tampa, Florida 33611 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 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. /s/ Catherine Paige Andringa FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 flafalce@anthonyandpartners.com C. PAIGE ANDRINGA Florida Bar No.: 1028374 cpandringa@anthonyandpartners.com Anthony & Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopy: 813/221-4113 Attorney for the Plaintiff August 7, 14, 202626-02775H	

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. 25-CA-006960 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ADAM MICHAEL BRACY; UNKNOWN SPOUSE OF ADAM MICHAEL BRACY; THE VILLAGES OF OAK CREEK MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed June 10, 2026 and entered in Case No. 25-CA-006960, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ADAM MICHAEL BRACY; UNKNOWN SPOUSE OF ADAM MICHAEL BRACY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; THE VILLAGES OF OAK CREEK MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 10th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK 7, PARKWAY CENTER SINGLE FAMILY PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 39, 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 5th day of August 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.: 24-00723 MTB V6.20190626 August 7, 14, 202626-02874H	

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.: 2025CA012899 SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. GREGORY OSBORNE TIM, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/28/2026, in Case No.: 2025CA012899 of the Circuit Court in and for Hillsborough County, Florida, wherein SOUTSHORE BAY HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and GREGORY OSBORNE TIM, 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 9/30/2026, the following described property set forth in the Final Judgment of Foreclosure: Lot 36, in Block 36, of FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD SECOND EXTENSION PHASE 3, according to the Plat thereof, as recorded in Plat Book 142, Page 287, 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 31, 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 August 7, 14, 202626-02830H	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-012898 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. JENNIFER GARCIA, et al., Defendants. NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on September 14, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Lot 5, Block 8, TWIN CREEKS PHASES 1 AND 2, according to the Plat thereof, recorded in Plat Book 129, Page(s) 179 of the Public Records of Hillsborough County Florida. Property Address: 12759 Lemon Pepper Dr, Riverview, FL 33578 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. SUBMITTED on this 4th day of August, 2026. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 August 7, 14, 202626-02856H	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-007761 SELENE FINANCE, LP, Plaintiff, vs. BENEFICIARIES OF THE ESTATE OF ROBERT DUPERRAULT A/K/A ROBERT D. DUPERRAULT, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 23, 2026, and entered in 25-CA-007761 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT DUPERRAULT A/K/A ROBERT D. DUPERRAULT, DECEASED; RYAN DUPERRAULT A/K/A RYNNERIGGS; AVELAR CREEK NORTH HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 24, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 26, BLOCK 6, AVELAR CREEK NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 233, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 12621 GENEVA GLADE DR, RIVERVIEW, FL 33578 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 31 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/Lianna Matos Lianna Matos, Esquire Florida Bar No. 1049814 Communication Email: limatos@raslg.com 25-352435 - NaP August 7, 14, 202626-02831H	

SALES / ACTIONS

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-012166 MIDFIRST BANK Plaintiff, v. HEILY BORREGO VALDES; UNKNOWN SPOUSE OF HEILY BORREGO VALDES; UNKNOWN TENANT 1; UNKNOWN TENANT 2; RPM REALTY INVESTMENTS, LLC; GEORGIA'S OWN CREDIT UNION; MADELYN ABRAHANTES QUINTANA Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 29, 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 11, BLOCK 8, GRANT PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 30, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 3704 PHILLIPS ST, TAMPA, FL 33619-1438 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on September 02, 2026 beginning at 10:00	
AM.	
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fjud13.org Dated at St. Petersburg, Florida this 3 day of August, 2026. eXL Legal, PLLC Designated Email Address: efiling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000011280 August 7, 14, 2026 26-02843H	

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-011610 MCLP ASSET COMPANY, INC., Plaintiff, VS. RENALDA TROY; UNKNOWN SPOUSE OF RENALDA TROY; COUNTRY PLACE COMMUNITY ASSOCIATION, INC.; 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 27, 2026 in Civil Case No. 25-CA-011610, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MCLP ASSET COMPANY, INC. is the Plaintiff, and RENALDA TROY; UNKNOWN SPOUSE OF RENALDA TROY; COUNTRY PLACE COMMUNITY ASSOCIATION, INC. are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 2, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 62, IN BLOCK 14, OF COUNTRY PLACE UNIT IV-B, ACCORDING TO MAP OR PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 62, 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 29th 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/ Mola R. Bosland FBN: 030330 2026.07.19 13:30:15-04'00' FBN: 30330 Primary E-Mail: ServiceMail@aldrigepite.com 1230-188B Ref# 22050 August 7, 14, 2026 26-02812H	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-009828 ELLINGTON EMPIRE FUND LLC, Plaintiff, v. HILLS FLIP LLC, a Florida Limited Liability Company; SHABDAN MOLDOKMATOV, an Individual; PEMA GENERAL SERVICES LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 31, 2026 entered in Civil Case No. 25-CA-009828 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ELLINGTON EMPIRE FUND LLC, Plaintiff and HILLS FLIP LLC, a Florida Limited Liability Company; SHABDAN MOLDOKMATOV, an Individual; PEMA GENERAL SERVICES LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on September 2, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 7, BLOCK 12, SEMINOLE HEIGHTS OF NORTH TAMPA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Property Address: 5108 N Suwanee Ave, Tampa, FL 33603	
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.	
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Barron Becker Barron Becker, Esq. FBN: 1031460 File No: 3087.000554 August 7, 14, 2026 26-02820H	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-009624 KIAVI FUNDING INC., Plaintiff, v. RICKY & MICHELLE INVESTMENTS LLC, a Florida Limited Liability Company; SANDRA DUQUE, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 28, 2026 entered in Civil Case No. 25-CA-009624 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KIAVI FUNDING INC., Plaintiff and RICKY & MICHELLE INVESTMENTS LLC, a Florida Limited Liability Company; SANDRA DUQUE, an Individual; are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at https://www.hillsborough.realforeclose.com beginning at 10:00 A.M. on September 30, 2026 the following described property as set forth in said Final Judgment, to-wit.. LOT 18, WATERFRONT ESTATES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8817 AUDREY LANE, TAMPA, FL 33615 ANY PERSON CLAIMING AN IN-	
TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.	
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Barron Becker Barron Becker, Esq. FBN: 1031460 File No: 3843.000257 August 7, 14, 2026 26-02821H	

FIRST INSERTION	
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-005134 DIV: D PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. KATRINA Y. GOODMAN, et al., Defendants. TO: Katrina Y. Goodman 7060 Towne Lake Road Riverview, FL 33578 Katrina Y. Goodman 5424 36th Ct. E, Unit 106 Ellenton, FL 34222 Unknown Spouse of Katrina Y. Goodman 7060 Towne Lake Road Riverview, FL 33578 Unknown Spouse of Katrina Y. Goodman 5424 36th Ct. E, Unit 106 Ellenton, FL 34222 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: Lot 3, Block 44 of OAK CREEK PARCEL 3, according to the plat thereof as recorded in Plat Book 113, Page(s) 112, 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 August 7, 14, 2026 26-02866H	
FL 32789, on or before 9/8/26 or 30 days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.	
If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 3 day of August, 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 August 7, 14, 2026 26-02866H	

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-049404 LAKE WOODBERRY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JEAN GUY LAVALLEE REVOCABLE LIVING TRUST DATED JULY 5, 2024, ET AL., Defendants. TO: The Jean Guy Lavallee Revocable Living Trust Dated July 5, 2024 c/o Jean Guy Lavallee Trustee 724 Berry Bramble Drive Brandon, Florida 33510 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on August 27, 2025, in Official Records Instrument #2025371287, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida. ADDRESS: 724 Berry Bramble Drive, Brandon, Florida 33510 LEGAL: WOODBERRY PARCEL B AND C PHASE 1, Lot 22, Block 5; Folio Number: 068514-8682; Parcel ID: U-29-20-5N8-000005-0002200. Commonly referred to as: 724 Berry Bramble Drive, Brandon, Florida 33510. A Foreclosure Complaint has been	
filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, GEORGE D. ROOT, III, Esquire, 109 S Edison Avenue, Tampa, Florida 33606 on or before 08/28, 2026, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 23 day of July, 2026. VICTOR CRIST Clerk of the Court (SEAL) by: Patricia Corbin Plaintiff's attorney, GEORGE D. ROOT, III, Esquire, 109 S Edison Avenue, Tampa, Florida 33606 August 7, 14, 2026 26-02842H	

FIRST INSERTION

NOTICE OF SALE

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-002113

LOANHIVE RE LLC

Plaintiff, v.

PROPERTY VISION, INC.; PETER STURNIALO; MONIER RAHAL, TRUSTEE OF 505 MLK TRUST; OAKI FOOTWEAR AND ENT, LLC; CITY OF TAMPA; and

Unknown persons in possession, Defendants

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure in Favor of Plaintiff entered on June 19, 2026, in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, Case No. 2025-CC-002113, wherein Loanhive Re, LLC, is the Plaintiff, and Property Vision, Inc., Monier Rahal, Trustee of 505 MLK Trust, Ooaki Footwear, LLC, and City of Tampa are the Foreclosure Defendants, the Hillsborough Clerk of Court, Victor D. Crist, will sell to the highest bidder for cash, by electronic sale at <https://www.hillsborough.realforeclose.com> (website), on September 18, 2026 beginning at 10:00 a.m. the following property situated in Hillsborough County, Florida:

The East Thirty feet of Lot Two of Block Three, Map of the Ohio Colony Company's Addition to Plant City as per Plat thereof recorded in Plat Book 1, Page 10, Public Records of Hillsborough County, Florida, and being in Section 28, Township 28 South,

Range 22 East.

Property Address: 505 E. Dr. Martin Luther King Jr. Blvd., Plant City, Florida, 33563

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

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

Dated this 4rd day of August 2026.

HAHN LOESER & PARKS LLP

By: /s/ Heather A. DeGrave

HEATHER A. DEGRAVE

Florida Bar No. 0756601

hadegrave@hahnlaw.com

jaduncan@hahnlaw.com

STUART JAY LEVINE

Florida Bar No.: 835994

sjlevine@hahnlaw.com

caagliano@hahnlaw.com

601 Bayshore Blvd., Suite 720

Tampa, Florida 33606

(813) 296-6934

August 7, 14, 2026

26-02861H

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-008161 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-TIKI SERIES V TRUST, Plaintiff, v. BRIAN ALAN COURTNEY, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 17, 2026 and entered in Case No. 24-CA-008161 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BRIAN ALAN COURTNEY, et. al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on September 14, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 1, OAKWOOD RAVINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 52, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 2534 LAURELWOOD LANE, VALRICO, FL 33594 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60	
DAYS AFTER THE SALE.	
IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol, Esq. Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com August 7, 14, 2026 26-02860H	

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CC-010479 WEST MEADOWS PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, v. MARIA J. LEGARDA, UNKNOWN TENANT #1, AND UNKNOWN #2, Defendants. TO: MARIA J. LEGARDA 8163 STONE LEAF LN. TAMPA, FLORIDA 33647 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners as- sessments lien recorded on February 9, 2023, in Official Records Instrument #: 2023054707, in the Public Records of Hillsborough County, on the follow- ing property located in Hillsborough County, Florida. ADDRESS: 8163 Stone Leaf Ln., Tampa, Florida 33647 LEGAL: Lot 3, Block 11, of Stone Ridge at Highwoods Preserve, accord- ing to the map or plat thereof, as recorded in Plat Book 96, Page(s) 7, of the Public Records of Hills- borough County, Florida. A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Execu- tive Drive, Suite 250, Tampa, Florida	33609 on or before 8/4/2026, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notifica- tion of a scheduled court proceeding if the time before the scheduled appear- ance 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 29 day of June, 2026. Victor D. Crist Clerk of the Court (SEAL) by: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 August 7, 14, 2026 26-02788H

--- ACTIONS ---	
FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-004856 ROCKET MORTGAGE, LLC, Plaintiff, vs. JENNIFER MICHELLE GUZMAN BAXCAJAY CALDO; ALBELIZA FRICAS; et al., Defendant(s). TO: Albeliza Fricas Last Known Residence: 16680 Delia Street Wimauma, FL 33598 TO: Unknown Spouse of Albeliza Fricas Last Known Residence: 16680 Delia Street Wimauma, FL 33598 TO: Unknown Spouse of Jennifer Michelle Guzman Baxcajay Caldo Last Known Residence: 16680 Delia Street Wimauma, FL 33598 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: LOT 465, OF CREEK PRE-SERVE PHASES 2, 3, AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on AL-	DRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 09/01/2026, 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 JUL 27 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 1190-389B Ref# 21113 August 7, 14, 2026 26-02792H

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 26-CA-004975 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MYLES ODEL NORMAN A/K/A MYLES O. NORMAN AND DESIRE VEGA A/K/A DESIREE VEGA. et al. Defendant(s). TO: MYLES ODEL NORMAN A/K/A MYLES O. NORMAN, UNKNOWN SPOUSE OF MYLES ODEL NORMAN A/K/A MYLES O. NORMAN, 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 4, BLOCK B, TURTLE CROSSING SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 95, PAGE 45, 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 9/08/2026 /(30 days from Date of First Publica-	tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or 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 31 2026. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 26-402391 August 7, 14, 2026 26-02825H

FIRST INSERTION	FIRST INSERTION
Notice of Action (Service by Publication) NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 26-CC-012551 Division I Taylor Sarah Louise Colman, Plaintiff/Petitioner, v. Andrew Nathan Crouch, Defendant/Respondent. TO: Andrew Nathan Crouch LAST KNOWN ADDRESS: 319 Lookout Dr Apollo Beach, FL 33572 YOU ARE NOTIFIED that an action to collect a debt has been filed against you, and you are required to serve a copy of your written defenses, if any, to Taylor Sarah Louise Colman, whose address is 939 Terra Vista St Brandon FL 33511, on or before SEPTEMBER 8th 2026 and file the original with the Clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on the Plaintiff/Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. WITNESS my hand and the seal of this Court on this day of JUL 29 2026. CLERK OF THE CIRCUIT COURT (SEAL) BY: Omega Brown Deputy Clerk Taylor Sarah Louise Colman 939 Terra Vista St Brandon FL 33511 August 7, 14, 21, 28, 2026 26-02818H	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 26-CA-003545 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. BRIDGET KELLY LYONS AKA BRIDGET K. LYONS BRIDGEY LYONS, et al, Defendant(s). TO: BRIDGET KELLY LYONS AKA BRIDGET K. LYONS BRIDGEY LYONS Last Known Address: 1419 E. Frierson Ave. Tampa, FL 33603 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 3, SPERRY SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 81, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE NORTH OF CLOSED ALLEY ABUTTING ON THE SOUTH. A/K/A 1419 E FRIERSON AVE, TAMPA, FL 33603 has been filed against you and you are required to file written defenses by 08/31/2026, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. **See the Americans with Disabilities Act In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508. WITNESS my hand and the seal of this court on this day of JUL 24 2026. Clerk of Circuit Court (SEAL) By: Patricia Corbin Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 - 25-012717 August 7, 14, 2026 26-02815H

FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 26-CA-005834 GUILD MORTGAGE COMPANY LLC, Plaintiff, vs. BARBARA J. SOREY. et al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA J. SOREY F/K/A BARBARA JEAN NEAL, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOTS 17 AND 18, BLOCK 7, BOUTON & SKINNER'S ADDITION TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 78, 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	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 09/02/2026, 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 JUL 28 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 1113-003B Ref# 21271 August 7, 14, 2026 26-02865H

ACTIONS

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 26-CA-004835 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2020-RP1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH B. HOLLEY, DECEASED. et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH B. HOLLEY, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: JEFFREY HOLLEY, 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 19, BLOCK 33, OF EL PORTAL SUBDIVISION, ACCORDING TO THE MAP OR	PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 16, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 9/08/2026 /(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.31 2026. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-290833 August 7, 14, 2026 26-02826H

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-005055 DB INVESTMENT LLC, a Wyoming Limited Liability Company, Plaintiff, v. GLORIA BRANDON A/K/A GLORIA J. BRANDON, as Personal Representative of THE ESTATE OF OTIS EDWARD BRANDON, JR., KATHY BRANDON DAVIS, JOSEPH MURPHY, THEA BRANDON, TAMMY BRANDON, and OBIE BRANDON, Defendants. To: JOSEPH MURPHY 4210 Faye Court, Unit #205 Tampa, Florida 33610 YOU ARE NOTIFIED that an action for Quiet Title of the legal description on the Subject Property in Hillsborough County, Florida, described more particularly below: Parcel 1: From the NW corner of the SW ¼ of the SE ¼ of Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida, run S 89°29'21" E along the North boundary of the SW ¼ of the SE ¼ of said Section 26 a distance of 60.0 feet to an iron rod for a point of beginning; from said point of beginning run S 89°29'21" E a distance of 930.0 feet, run thence S 0°40'42" E a distance of 214.05 feet, run thence N 89°29'21" W a distance of 930.0 feet to the East right of way of Frontage Road, run thence N 0°40'43" W along said East right of way line a distance of 214.05 feet to the point of beginning, all lying and being in Hillsborough County, Florida, LESS AND EXCEPT any portion of the above described lands that lie within Official Records Book 2063, Page 254 and Official Records Book 14171, Page 739. Also, Less and Except any portion of the above described property lying within the right of way for I-4. Folio Number: 062101-0000 Parcel 2 From the NW corner of the SW ¼ of the SE ¼ of Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida, run S 89°29'21" E along the North boundary of the SW ¼ of the SE ¼ of said Section 26 a distance of 60.0 feet, run thence 80°40'43" E a distance of 214.05 feet for a point of beginning; From said point of beginning run S 89°29'21" E a distance of 930.0 feet, run thence 80°40'43" E a distance of 41.56 feet to the Northerly Limited Access right of way line of I-4, run thence S 66°42'56" W along said Limited	Access right of way line a distance of 590.73 feet, run thence N 89°29'21" W a distance of 384.52 feet to the East right of way line of a Frontage Road, run thence N 0°40'43" W along said East right of way line a distance of 280.95 feet to the Point of Beginning, all lying and being in Hillsborough County, Florida, LESS AND EXCEPT any portion of the above described lands that lie within Official Records Book 2063, Page 254 and Official Records Book 14171, Page 739. Also, Less and Except any portion of the above described property lying within the right of way for I-4. And North Kingsway Road. Folio Number: 062101-0100 has been filed against you in the above styled court and action, and you are required to serve a copy of your written defenses to the Complaint, E-Filed on May 6, 2026, if any, to it on Plaintiff's attorney, whose name and address is: Jeffrey N. Golant, Esq. FIDELITY NATIONAL LAW GROUP Attorneys for Plaintiff 100 W. Cypress Creek Rd., Ste 889 Fort Lauderdale, Florida 33309 Florida Bar No. 0707732 Telephone No: (954) 465-2145 Facsimile No: (954) 414-2101 Email: Jeffrey.Golant@fnf.com Secondary: pleadingsfl@fnf.com on or before 8/27/2026 and to 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. 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: 7/22/2026 VICTOR D. CRIST CLERK OF CIRCUIT COURT AND COMPTROLLER FOR HILLSBOROUGH COUNTY, FLORIDA (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 August 7, 14, 21, 28, 2026 26-02791H

FIRST INSERTION	
AMENDED 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-000149 WBL SPO I, LLC., Plaintiff, vs. SUCELLUS LLC, et al., Defendant. To: SUCELLUS, LLC, 1108 N FRANKLIN ST UNIT 405, TAMPA, FL 33602, 5 HALF HILL ROAD, SPRING CITY, PA 19475, and 17900 GULF BLVD, 11C REDINGTON SHORES, FL 33708 WALTER ISAAC COWELL, 1108 N FRANKLIN ST UNIT 405, TAMPA, FL 33602, 5 HALF HILL ROAD, SPRING CITY, PA 19475, and 17900 GULF BLVD, 11C REDINGTON SHORES, FL 33708 UNKNOWN TENANT IN POSSESSION 1, 1108 N FRANKLIN ST UNIT 405, TAMPA, FL 33602 UNKNOWN TENANT IN POSSESSION 2, 1108 N FRANKLIN ST UNIT 405, TAMPA, FL 33602 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: UNIT NO. 405, THE RESIDENCES OF FRANKLIN STREET, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 14824, PAGES 1592, AS AMENDED, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AP-	PURTENANT THERETO. has been filed against you and you are required to a copy of your written defenses, if any, to it and serve same on 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 9/2/2026 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 July 28, 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 25-15229FL August 7, 14, 2026 26-02827H

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-005343 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-A8, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF MALINDA FINCHUM, DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Malinda Finchum,	Deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: A PORTION OF LOTS 6, 7, 8, 9 AND 10, BLOCK 2, DAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALSO BEING DESCRIBED AS FOLLOWS: THE SOUTH 150.00 FEET OF THE NORTH 3/4 OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 310.00 FEET THEREOF, LESS THE SOUTH 130.00 FEET OF THE WEST 233.00 FEET THEREOF, LESS THE SOUTH 75.00 FEET THEREOF AND LESS THE WEST 25.00 FEET FOR NORTH GORDON STREET. 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

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.: 25-DR-016316 DIVISION: F IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS AND PROPOSED ADOPTION OF: A MINOR MALE CHILD TO: Quintirra Alona Larissa Thomas Birth mother to the male child born on October 23, 2019 to Quintirra Alona Larissa Thomas Current Residence Address: Unknown Last Known Residence Address: 126 Tibet Avenue, Apt. B7, Savannah, GA 31406 YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Erica T. Healey, Esquire regarding a minor male child born on October 23, 2019, in Gainesville, Alachua County, Florida. The birth mother Quintirra Alona Larissa Thomas is African American, thirty-five (35) years old, approximately 5'07" tall, weighs approximately 180 pounds, with dark brown hair and brown eyes. She sometimes wears thick-framed, black eyeglasses. All other physical characteristics and her residence address are unknown and cannot	be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of the birth mother are unknown and cannot be reasonably ascertained. There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on September 24, 2026, at 3:00 p.m., Eastern time, before Judge Wesley D. Tibbals at the George E. Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 428, Tampa, Florida 33602. The Court has set aside fifteen minutes for the hearing. The Court's Zoom link is https://fljud13-org.zoom.us/j/8525287490; Meeting ID: 852-528-7490. The grounds for termination of parental rights are set forth in § 63.089 of the Florida Statutes and a copy of the file can be obtained at the Clerk's office. 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, Erica T. Healey, Esquire, 418 West 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 Hillsbor-

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.: 25-DR-015172 DIVISION: D IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR CHILD TO: Willy Miguel Hauyon Ramirez or any known or unknown legal or biological father of the child born on August 25, 2010, to Erika Rios Johnson f.k.a. Erika Ferreyra Rios Last Known Residence Address: Av. las Flores 276, Apt. 305, San Isidro, Lima, Peru Last Known Location: Lima, Peru YOU ARE HEREBY NOTIFIED that a Petition for Stepparent Adoption has been filed regarding a child born on August 25, 2010, in Lima, Peru, to Erika Rios Johnson. The legal father, Willy Miguel Hauyon Ramirez, is Hispanic, 60 years old, 5'7" tall, stocky build, dark hair, and brown eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity, all physical characteristics, and residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained. A hearing on the Petition for Stepparent Adoption is set on September 14, 2026, at 10:30 AM EST, before Judge Kelly A. Ayers (Edgecomb Courthouse, 800 E. Twiggs St., Courtroom 408, Tampa, FL 33602). The Court reserved 15 minutes for the hearing, which will be held via Zoom at https://zoom.us/j/5092959300. The grounds for termination of parental rights are 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 file written defenses to said Petition, you must serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt St., Ste. B, Tampa, FL 33606, (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 St., Tampa, FL 33602, (813) 276-8100, on or before 9/7/2026, which is within 30 to 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 14, 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 participate 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 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 in Tampa, Hillsborough County, Florida, on July 31, 2026. VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk August 7, 14, 21, 28, 2026 26-02840H	us/j/5092959300. The grounds for termination of parental rights are 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 file written defenses to said Petition, you must serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt St., Ste. B, Tampa, FL 33606, (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 St., Tampa, FL 33602, (813) 276-8100, on or before 9/7/2026, which is within 30 to 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 14, 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 participate 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 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 in Tampa, Hillsborough County, Florida, on July 31, 2026. VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk August 7, 14, 21, 28, 2026 26-02840H

SUBSEQUENT INSERTIONS	
--- PUBLIC NOTICES ---	
SECOND INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 08/14/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 SKYL mobile home bearing vehicle identification number 01610474S and all personal items located inside the mobile home. Last Tenant: Eloy Aguilera and Roberto Martinez. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407. July 31; Aug. 7, 2026 26-02711H	
SECOND INSERTION	
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Thursday August 20, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:	
Location 1: US Storage Centers - Tampa, located at 1108 Skipper Rd, Tampa, FL, 33613 J0002 - Thomas Vinson Thompson R0014 - Jazmin Marie Rondon I0018 - Richard James Blair G0009 - Randy Newton W0032 - Anita James S0020 - Jordan Gideon Cheney	
Location 2: US Storage Centers - Tampa - Hillsborough, located at 2119 W Hillsborough Ave, Tampa, FL, 33603 3169 - Michael Lamar 1103 - Rita Hill 1005 - Rita Hill B100 - William Stewart E512 - Maria Lorenzetti 2039 - Lloyd Walker Apostolic Gospel Temple 2187 - Lloyd Walker Apostolic Gospel Temple 2131 - Marie Augustin 3136 - Curtis Howell D501 - Olivia Matos	
July 31; Aug. 7, 2026	26-02693H

The Facts

How Costs Exploded

the

Black Hole of Health Care

Since Medicare and Medicaid began, health care has become more expensive and less efficient. Re-privatizing medical care is the only way to fix it.

BY MILTON FRIEDMAN

Some years ago, I came across a study by Dr. Max Gammon, a British physician who also researches medical care, comparing input and output in the British socialized hospital system. Taking the number of employees as his measure of input and the number of hospital beds as his measure of output, he noted that long waiting lists for hospital admission assured that all beds were in use. This meant that the total number of beds could be taken as equal to the number of occupied beds. He found that input had increased sharply, whereas output had not only failed to keep pace but had actually fallen.

He was thus led to enunciate what he called “the theory of bureaucratic displacement.” In his words, in “a bureaucratic system ... increase in expenditure will be matched by fall in production. ... Such systems will act rather like ‘black holes,’ in the economic universe, simultaneously sucking in resources, and shrinking in terms of ‘emitted’ production.”

I have long been impressed by the operation of Gammon’s law in the U.S. school system: input, however measured, has been going up for decades, and output, whether measured by number of students, number of schools, or

even more clearly, quality, has been going down.

The recent surge of concern about the rising cost of medical care, and of proposals to do something about it—most involving a further move toward the complete socialization of medicine—reminded me of Gammon’s study and led me to investigate whether his law applied to U.S. health care.

The major advances in medical care in the past half century have greatly benefited most of us. Indeed, I would not be alive today if it were not for some of them. Yet the question remains whether these gains were promoted or retarded by the extraordinary rise in the fraction of national income spent on medical care. How does output compare with input?

HOSPITALS

Even a casual glance at figures on input and output in U.S. hospitals indicates that Gammon’s law has been in full operation for U.S. hospitals since the end of World War II, especially since the enactment of Medicare and Medicaid in 1965.

Before 1940 input and output both rose (input somewhat more than output presumably because of the introduction of more sophisticated and expensive treatments). The cost of hospital care per resident of the United States, adjusted for inflation, rose from 1929 to 1940 at the rate of 5% per year; the number of occupied beds, at 2.4% a year (see table below). Cost per patient day, adjusted for inflation, rose only modestly.

The situation was very different after the war. From 1946 to 1989 the number of beds per one thousand population fell by more than half; the occupancy rate, by an eighth. In sharp contrast, input skyrocketed. Hospital personnel per occupied bed multiplied nearly sevenfold, and cost per patient day, adjusted for inflation, an astounding twenty-six-fold, from \$21 in 1946 to \$545 in 1989 at the 1982 price level. One major engine of these changes was the enactment of Medicare and Medicaid in 1965. A mild rise in input was turned into a meteoric rise; a mild fall in output, into a rapid decline.

1-MEDICAL EXPENSES PROVE GAMMON’S LAW

Notice how the increase in medical expenditures have resulted in lower productivity – more employees and expenses while the number of beds (patients served) has shrunk.

	1923	1929	1940	1946	1965	1989
Beds per 1,000 population	6.8	7.5	9.3	10.3	8.8	4.9
Percentage of beds occupied	73.0%	80.0%	84.0%	80.0%	82.0%	69.6%
Cost per patient day in constant (1982) dollars		\$18	\$22	\$21	\$71	\$545
Personnel per occupied bed				0.7	1.4	4.6
Hospital expense as % of total medical expense		17.8%	24.3%	24.0%	32.1%	35.6%
Medical cost / person / year in constant (1982) dollars						
Hospital		\$30	\$52	\$63	\$190	\$683
Other		\$143	\$164	\$200	\$403	\$1,237
TOTAL	\$136	\$173	\$216	\$263	\$593	\$1,920

PHYSICIANS

Number per 100,000 population	130	125	133	135*	153	252†
Median income‡ (Constant 1982 dollars)		\$21,722	\$23,191	\$34,407	\$82,391	\$99,016†
Ratio to per capita income		5.1	5.2	6.6	10.7	9.1†

*1949 †1987 ‡“Nonsalaried physicians” through 1965; “incorporated and unincorporated” in 1987



Taken by itself, the decline in the number of occupied beds could be interpreted as evidence of the progress of medical science: a healthy population needs less hospitalization, and advances in science and medical technology have reduced the length of hospital stays and enabled more procedures to be performed outside the hospital.

That may well be part of the reason for the decline in output, perhaps a major part. But that does not explain much, if any, of the rise in input. True, care has become more sophisticated and expensive, and medical machines, more complex. Yet improvements in health and in the quality of hospital care do not appear to have proceeded more rapidly after 1965 than before.

Indeed, there is some evidence that the reverse is true. Whereas reported expenditures on research (per capita and in constant dollars) rose at the rate of 15% a year from 1948 to 1964, they rose at less than 2% a year from 1965 to 1989. Yet the number of occupied beds per thousand population fell by 1% a year from 1946 to 1964 and by 2.5% a year from 1965 to 1989. Cost per patient day rose by 6% in the first period, 9% in the second.

Gammon’s law, not medical miracles, was clearly at work.

The federal government’s assumption of responsibility for hospital and medical care of the elderly and the poor provided a fresh pool of money, and there was no shortage of takers. Personnel per occupied bed, which had already doubled from 1946 to 1965, more than tripled from that level after 1965. Cost per patient day, which had already more than tripled from 1946 to 1965, multiplied a further eightfold after 1965. The difference between the rise in personnel and costs reflects expenditures on expensive equipment and higher prices for medical personnel relative to other goods.

Growing costs, in turn, led to more regulation of hospitals, further increasing administrative expense.

Unfortunately, I have been unable to uncover comprehensive and readily available data for a sufficiently long period to judge how large a role was played by increasing administrative costs. Anecdotal evidence suggests that increased administrative complexity played a major role in the explosion of total cost per patient day and led to a shift from hospital to outpatient care, accelerating the decline in occupied beds.

Experts in medical care and in hospital administration can doubtless expand this amateur’s explanation and put flesh on the stark evidence from the limited statistical data. But a fuller description is hardly likely to alter the bottom line: In Gammon’s words, “a bureaucratic system ... will act rather like ‘black holes,’ in the economic universe, simultaneously sucking in resources and shrinking in terms of ‘emitted’ production.”

OTHER MEDICAL CARE

Although hospital cost has risen as a percentage of total medical cost from 24% in 1946 to 36% in 1989, it is still a minor part of total medical cost. It is tempting to apply Gammon’s analysis to total medical cost rather than simply to hospital care.

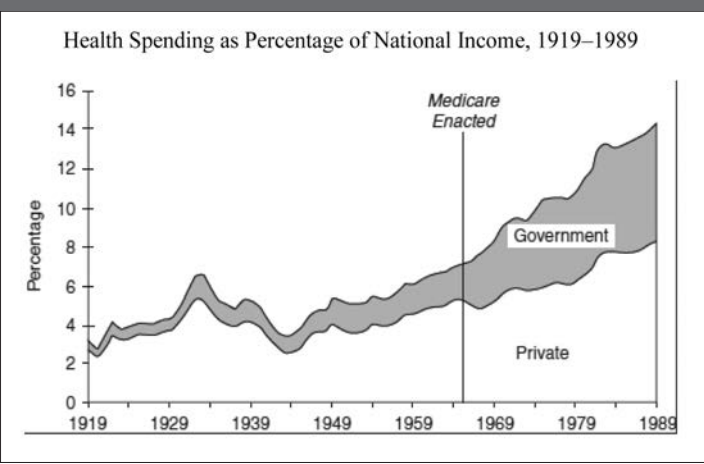
There is no problem about input. Estimates of expenditure on medical care are readily available for the post-war period and can be estimated back to 1919 and corrected readily for the rise in population and in the price level.

In figure 2 below, I show total health spending as a percentage of national income from 1919 on and its division between private and governmental spending. Except for the Great Depression, when the collapse of incomes raised the percentage sharply, health spending from 1919 on rose gradually but stayed between about 3% and 4% of total national income. Government spending was only a modest part of that total and was primarily state and local rather than federal.

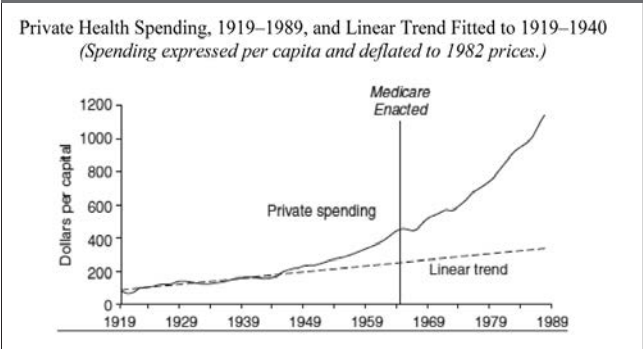
For example, in 1940 federal spending was about one-sixth of total government spending on health care. After the war total spending on health care tripled as a fraction of national income, and government spending, particularly federal, became an increasing fraction of the total.

In figures 3, 4, and 5 (see page 8), I present the same data as dollars per capita in constant prices. Private spending rose at a steady arithmetic rate up to the end of World War II, increasing by \$3.30 per capita a year, with only minor deviations as a result of cyclic forces. The increase reflected mostly the long-term increase in income. As a percentage of national income, private spending stayed between 3.5% and 5% from 1922 to 1958 except for some of the depression years. From 1958 on, private spending began to rise as a percentage of national income — at first slowly, then more rapidly, reaching more than 8% by 1989.

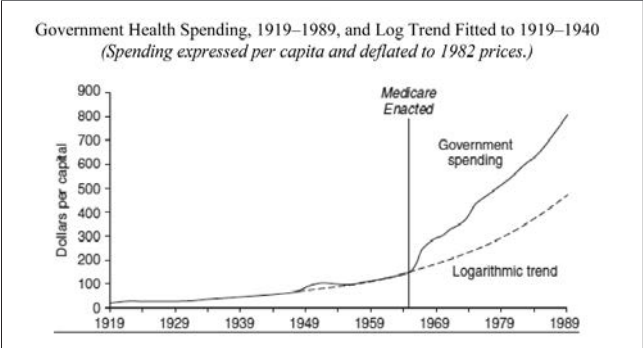
2-MEDICARE FUELS SPENDING



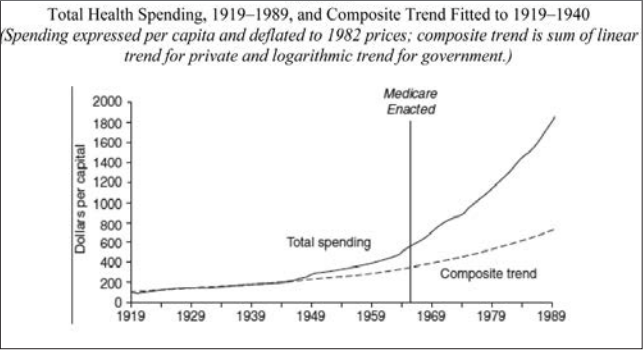
3-PRIVATE HEALTH SPENDING



4-GOV'T HEALTH SPENDING



5-TOTAL HEALTH SPENDING



Government spending behaved somewhat differently, rising at a rather constant percentage rate, 3.5% a year, from 1919 all the way to 1965 except for a short post-war bulge. The enactment of Medicare and Medicaid produced an explosion in government spending that went sharply higher than the extrapolated trend.

In the process, government’s share of total spending went from 15% during the 1920s to 25% in 1965 before surging to 42% in the next two decades, or from less than 1% of national income to nearly 6%.

The data from figures 3 and 4 are combined in figure 5 to show that, if the earlier trends had continued, total spending in 1989 would have been less than half as much as it actually was.

One major physical input is the number of physicians. Physicians numbered 157 per 100,000 population at the turn of the century, gradually declined to 125 by 1929, and then rose slowly to 133 by 1959 before beginning an exponential climb to 252 by 1987, the latest year for which I have data. The rapid increase in the number of physicians was preceded by a sharp rise in their median income, from a level less than 7.0 times per capita income to a peak of 11.6 to 1 in 1962 (see the final line in table 1).

As cost containment became more pressing, the rise in the number of physicians was accompanied by a decline in their relative income, though their income continued to rise in absolute terms. By 1987 the ratio had declined from 11.6 to 9.1, and no doubt the decline is continuing.

Despite the sharp rise in the number and income of physicians, it is worth noting, first, that the cost of physicians’ services accounts for only about one-fifth of total health care cost and, second, that the share is less than it has historically been. In 1929 the cost of physicians’ services was about 27% of total health cost; after World War II, about 25%. The explanation is presumably a combination of expensive equipment and administrative expense.

So much for input. What about output?

That is the true problem. The output of the medical care industry that we are interested in is its contribution to better health. How can we measure better health in a reasonably objective way that is not greatly influenced by other factors? For example, if medical care enables people to live longer and healthier lives, we might expect that the fraction of persons aged 65 to 70 who continue to work would go up. In fact, of course, the fraction has gone down drastically — thanks to higher incomes reinforced by financial incentives from Social Security. With the same “if” we might expect the fraction of the population classified as disabled to go down, but that fraction has gone up, again not for reasons of health but because of government social security programs. And so I have found with one initially plausible measure after another — all of them are too contaminated by other factors to reflect the output of the medical-care industry.

The least bad measure that I have been able to come up with is length of life, although that too is seriously contaminated by other factors. Improvements in diet, housing, clothing, and so on made possible by increasing affluence as well as government measures such as provision of purer water and better garbage collection and disposal have doubtless contributed to lengthening the average life span.

Wars, epidemics, and natural and man-made disasters have played a part. Even more important, the quality of life is as meaningful as the length of life. Perhaps someone more knowledgeable in this field can come up with a better measure of the relevant output of the medical care industry. I have not been able to.

Figures 6 and 7 (see page 9) present two different sets of data on length of life: figure 6, on length of life at birth, figure 7, on remaining length of life at age 65. The two tell rather different stories.

For length of life at birth, data are readily available by sex and race, and I have concentrated on the length of life of females and of whites and blacks separately to keep the populations involved as homogeneous as possible over a long period. In figure 6, I show the estimated average length of life at birth of white and black females since 1900. As in the preceding charts, I have also included trends fitted to pre-war data. The trends fit the data surprisingly well until the late 1950s.

Until then, life expectancy at birth of white females went up steadily, from 48.7 years in 1900 to 74.2 years in 1959, and of black females from 33.5 to 65.2 years — or, during the intervening 59 years, on the average by 0.43 years per year for white females and 0.54 for black. The rise then slowed drastically. Life expectancy for white females went from 74.2 years in 1959 to 79.0 in 1989 and for black females from 65.2 years in 1959 to 75.6 in 1989 — an average of only 0.16 and 0.35 years per year during those 30 years. The rate of rise was cut by more than half for whites, by more than a third for blacks.

As life expectancy lengthens, further increases are presumably more difficult to achieve — early gains would seem to be the easiest. Yet there are no signs of any slowdown for the first 59 years of the 20th century (see figure 6). The shift to a lower rate of improvement comes suddenly, not long before the rapid expansion in the federal government’s role in medical care and the sharp slowdown in the rate of increase in the amount of funds going to research.

Figure 7, on life expectancy at age 65, is for both races combined because I have been unable to get data going far enough back for blacks and whites separately. In sharp contrast to figure 6, we see very slow though steady progress to about 1939 and then decidedly more rapid progress, especially for females. Does the speeding up around 1939 reflect the discovery and subsequent wider use of a range of antibiotics? I leave that as a puzzle for others.

In terms of my own concern — the effect of greater government involvement — figure 7 is of little help. For females, Medicare is followed by an initial speeding up, then tapering off; for males, the pattern is almost the reverse: little or no change from 1950 to 1970, then a speeding up. In short, it will take a far more detailed and informed analysis to reach any clear conclusions about what has been happening to the output of the medical care industry in terms of either the length of life or, even more, the quality of life.

Nonetheless, for total medical care, as for hospitals, it is hard to avoid the conclusion that Gammon’s law is at work. There is no question that medicine in all its aspects has become subject to an ever more complex bureaucratic structure. No question that input has exploded. No evidence that output has come anywhere close to keeping pace, though we lack a firm basis for going beyond this very general statement. “Black holes” indeed.

Why should we be surprised? Evidence covering a much broader range of activities

documents the conclusion that bureaucratic structures produce high-cost, low-quality, and inequitably distributed output. That is the dramatic lesson underlined recently by the collapse of socialism in the Soviet Union, China and the Eastern European satellites of the Soviet Union.

The U.S. medical system has become in large part a socialist enterprise. Why should we be any better at socialism than the Soviets? Or the East Germans? Or the Czechs? Or the Chinese?

Medicine is not unique. Our socialized postal system, our socialized school system, our socialized system of trying to control drugs, and indeed our socialized defense industry provide clear evidence that we are no better at socialism than countries that have gone all the way.

Yet not only do we keep on being surprised, but we continue in each of these areas to increase the scope of socialism. Nearly all the suggestions for improving our medical system involve expanding the role of government, at the extreme moving from a partly socialist system to a completely socialist system!

SOLUTION

I believe that the inefficiency, high cost and inequitable character of our medical system can be fundamentally remedied in only one way: by moving in the other direction, toward reprivatizing medical care.

I conjecture that almost all consumers of medical services, and many producers, would favor a simple reform that would privatize most medical care. Yet that reform is not politically feasible because it would be violently opposed by the bureaucracy that plans, controls and administers the current structure of medical care.

The reform has two major elements:

- (1) End both Medicare and Medicaid and replace them with a requirement that every U.S. family unit have a major medical insurance policy with a high deductible, say \$20,000 a year or 30% of the unit's income during the prior two years, whichever is lower.
- (2) End the tax exemption of employer-provided medical care; it should be regarded as a fully taxable fringe benefit to the employee — deductible for the employer but taxable to the employee. Each of these reforms needs further discussion.

For the first element, preferably, the major medical insurance policy should be paid for by the individual family unit, which should receive a reduction in taxes reflecting the reduction in cost to the government. There would be an exception for lower-income families and for families unable to qualify for coverage at an affordable fee. The government would help them finance the policy though not administer it. That would be done by private competitive insurance companies chosen by each individual or family separately. Individuals or families would, of course, be free to buy supplementary insurance if they so desired.

However, even if the government were to pay for major medical insurance for everyone directly — rather than by reducing taxes — there is little doubt that both the government's cost and the total health cost would decline drastically because of the elimination of the tremendous governmental bureaucratic structure that has been built up to supervise a large fraction of all health activities.

The tax exemption of employer-provided medical care has two different effects, both of which contribute to raising health costs.

First, it leads the employee to rely on the employer rather than himself to finance and provide medical care. Yet the employee is likely to do a far better job of monitoring health-care providers in his own interest than is the employer.

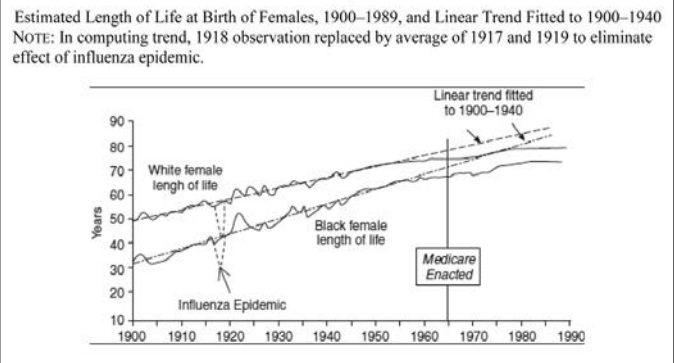
Second, it leads the employee to take a larger fraction of his total remuneration in the form of health care than he would if it had the same tax status as other expenditures.

If the tax exemption were removed, employees could bargain with their employers for a higher take-home pay in lieu of health care and provide for their own health care either by dealing directly with health-care providers or through purchasing health insurance.

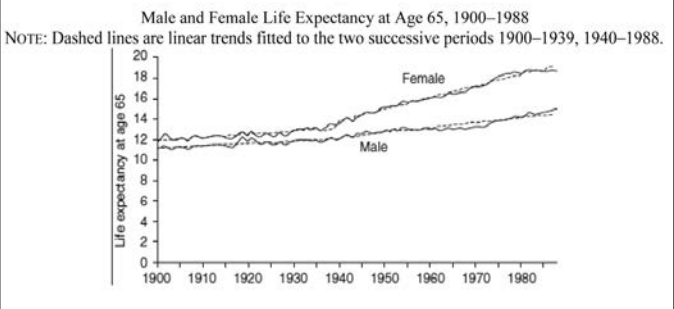
These two reforms would completely solve the problem of the currently medically uninsured, eliminate most of the bureaucratic structure, free medical practitioners from an incredible burden of paperwork and regulation, and lead many employers and employees to convert employer-provided medical care into a higher cash wage. The taxpayer would save money because total governmental costs would plummet.

The family unit would be relieved of one of its major concerns — the possibility of being impoverished by a major medical catastrophe — and most could readily finance the remaining medical costs, which I conjecture would return to something like the 5% of total consumer spending that it was before the federal government

6-LIFE EXPECTANCY AT BIRTH



7-LIFE EXPECTANCY AT AGE 65



got into the act.

Families would once again have an incentive to monitor the providers of medical care and to establish the kind of personal relations with them that once were customary. The demonstrated efficiency of private enterprise would have a chance to operate to improve the quality and lower the cost of medical care.

There is only one thing wrong with this dream. It would displace and displease the large number of people now engaged in administering, studying and daily revising the present socialized system, including a large private-sector component that has adjusted to the system. Most of them are highly competent at what they do and would be able to use their abilities in productive activities if their current employment were terminated. But, understandably, they will not see it that way, and they are sufficiently potent politically to kill any such reform before it could ever get an extensive following, just as the educational bureaucracy has repeatedly killed even modest programs for privatizing the educational system, though poll after poll shows that the public supports privatization through parental choice.

Medical care provides a clear example of the basic difference between private and governmental enterprise. That difference is not in the quality of people who initiate or operate new ventures or in the promise of the ventures. The people proposing and undertaking government ventures are generally as able, as ingenious, and of as high moral character as the people undertaking private ventures, and the ventures they undertake may well be of equal promise.

The difference is in the bottom line. If a private venture is unsuccessful, its backers must either shut it down or finance its losses out of their own pockets, so it will generally be terminated promptly. If a governmental venture is unsuccessful, its backers have a different bottom line.

Shutting it down is an admission of failure, something none of us is prepared to face if we can help it. Moreover, it is likely to mean the loss of a remunerative job for many of its backers and promoters. And they need not shut it down. Instead, in entire good faith, the backers can contend that the apparent lack of success is simply a result of not carrying the venture far enough. If they are persuasive enough, they can draw on the deep pockets of the taxpaying public, while replenishing their own, to finance a continuation and expansion of the venture.

Little wonder that unsuccessful government ventures are generally expanded rather than terminated.

In my opinion, that is what is responsible for Gammon's "black holes" in medicine, schooling, the "war on drugs," agricultural subsidies, protectionism and so on and on. That is the way high-minded motives and self-interest combine to produce what Rep. Richard Armey once labeled "the invisible foot of government." I challenge you to find more than a very exceptional counterexample.

MAN'S RIGHTS

By Ayn Rand

A special reprinting
of a classic essay
on freedom.

'There is only one fundamental right ... a man's right to his own life.' When the United States began, its founders were the only ones in history to recognize man as an end in himself, not as a sacrificial means to the ends of 'society.'

If one wishes to advocate a free society — that is, capitalism — one must realize that it's indispensable foundation is the principle of individual rights.

If one wishes to uphold individual rights, one must realize that capitalism is the only system that can uphold and protect them. And if one wishes to gauge the relationship of freedom to the goals of today's intellectuals, one may gauge it by the fact that the concept of individual rights is evaded, distorted, perverted and seldom discussed, most conspicuously seldom by the so-called "conservatives."

"Rights" are a moral concept — the concept that provides a logical transition from the principles guiding an individual's actions to the principles guiding his relationship with others — the concept that preserves and protects individual morality in a social context — the link between the moral code of a man and the legal code of a society, between ethics and politics. Individual rights are the means of subordinating society to moral law.

Every political system is based on some code of ethics. The dominant ethics of mankind's history were variants of the altruist-collectivist doctrine, which subordinated the individual to some higher authority, either mystical or social. Consequently, most political systems were variants of the same statist tyranny, differing only in degree, not in basic principle, limited only by the accidents of tradition, of chaos, of bloody strife and periodic collapse.

Under all such systems, morality was a code applicable to the individual, but not to society. Society was placed outside the moral law, as its embodiment or source or exclusive interpreter — and the inculcation of self-sacrificial devotion to social duty was regarded as the main purpose of ethics in man's earthly existence.

Since there is no such entity as "society," since society is only a number of individual men, this meant, in practice, that the rulers of society were exempt from moral law; subject only to traditional rituals, they held total power and exacted blind obedience — on the implicit principle of: "The good is that which is good for society (or for the tribe, the race, the nation), and the ruler's edicts are its voice on earth."

This was true of all statist systems, under all variants of the altruist-collectivist ethics, mystical or social. "The Divine Right of Kings" summarizes the political theory of the first — "Vox populi, vox dei" of the second. As witness: The theocracy of Egypt, with the Pharaoh as an embodied god — the unlimited majority rule or democracy of Athens — the welfare state run by the Emperors of Rome — the Inquisition of the

late Middle Ages — the absolute monarchy of France — the welfare state of Bismarck's Prussia — the gas chambers of Nazi Germany — the slaughterhouse of the Soviet Union .

All these political systems were expressions of the altruist-collectivist ethics — and their common characteristic is the fact that society stood above the moral law; as an omnipotent, sovereign whim worshiper. Thus, politically, all these systems were variants of an amoral society.

The most profoundly revolutionary achievement of the United States of America was the subordination of society to moral law.

The principle of man's individual rights represented the extension of morality into the social system — as a limitation on the power of the state, as man's protection against the brute force of the collective, as the subordination of might to right. The United States was the first moral society in history.

All previous systems had regarded man as a sacrificial means to the ends of others, and society as an end in itself. The United States regarded man as an end in himself, and society as a means to the peaceful, orderly, voluntary coexistence of individuals. All previous systems had held that man's life belongs to society, that society can dispose of him in any way it pleases, and that any freedom he enjoys is his only by favor, by the permission of society, which may be revoked at any time.

Society has no rights

The United States held that man's life is his by right (which means: by moral principle and by his nature), that a right is the property of an individual, that society as such has no rights, and that the only moral purpose of a government is the protection of individual rights.

A "right" is a moral principle defining and sanctioning a man's freedom of action in a social context. There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action — which means: the freedom to take all the actions required by the nature of a rational being for the support, the furtherance, the fulfillment and the enjoyment of his own life. (Such is the meaning of the right to life, liberty, and the pursuit of happiness.)

The concept of a "right" pertains only to action specifically, to freedom of action. It means freedom from physical compulsion, coercion or inter-



ference by other men.

Thus, for every individual, a right is the moral sanction of a positive — of his freedom to act on his own judgment, for his own goals, by his own voluntary, uncoerced choice. As to his neighbors, his rights impose no obligations on them except of a negative kind: to abstain from violating his rights.

The right to life is the source of all rights — and the right to property is their only implementation. Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

Bear in mind that the right to property is a right to action, like all the others: It is not the right to an object, but to the action and the consequences of producing or earning that object. It is not a guarantee that a man will earn any property, but only a guarantee that he will own it if he earns it. It is the right to gain, to keep, to use and to dispose of material values.

The concept of individual rights is so new in human history that most men have not grasped it fully to this day. In accordance with the two theories of ethics, the mystical or the social, some men assert that rights are a gift of God — other, that rights are a gift of society. But, in fact, the source of rights is man’s nature.

Source of our rights

The Declaration of Independence stated that men “are endowed by their Creator with certain unalienable rights.” Whether one believes that man is the product of a Creator or of nature, the issue of man’s origin does not

of a government and defined its only proper purpose: to protect man’s rights by protecting him from physical violence.

Thus the government’s function was changed from the role of ruler to the role of servant. The government was set to protect man from criminals — and the Constitution was written to protect man from the government. The Bill of Rights was not directed against private citizens, but against the government — as an explicit declaration that individual rights supersede any public or social power.

The result was the pattern of a civilized society which — for the brief span of some 150 years — America came close to achieving. A civilized society is one in which physical force is banned from human relationships — in which the government, acting as a policeman, may use force only in retaliation and only against those who initiate its use.

This was the essential meaning and intent of America’s political philosophy, implicit in the principle of individual rights. But it was not formulated explicitly, nor fully accepted nor consistently practiced.

America’s inner contradiction was the altruist collectivist ethics. Altruism is incompatible with freedom, with capitalism and with individual rights. One cannot combine the pursuit of happiness with the moral status of a sacrificial animal.

It was the concept of individual rights that had given birth to a free society. It was with the destruction of individual rights that the destruction of freedom had to begin.

A collectivist tyranny dare not enslave a country by an outright confiscation of its values, material or moral. It has to be done by a process of internal corruption. Just as in the material realm the plundering of a country’s wealth is accomplished by inflating the currency, so today one may witness the process of inflation being applied to the realm of rights. The process entails such a growth of newly promulgated “rights” that people do not notice the fact that the meaning of the concept is being reversed. Just as bad money drives out good money, so these “printing-press rights” negate authentic rights.

Meaning of ‘rights’

Consider the curious fact that never has there been such a proliferation, all over the world, of two contradictory phenomena: of alleged new “rights” and of slave labor camps.

The “gimmick” was the switch of the concept of rights from the political to the economic realm.

The Democratic Party platform of 1960 summarizes the switch boldly and explicitly. It declares that a Democratic administration “will reaffirm the economic bill of rights which Franklin Roosevelt wrote into our national conscience 16 years ago.

Bear clearly in mind the meaning of the concept of “rights” when you read the list which that platform offers:

- “1. The right to a useful and remunerative job in the industries or shops or farms or mines of the nation.
- “2. The right to earn enough to provide adequate food and clothing and recreation.
- “3. The right of every farmer to raise and sell his products at a return which will give him and his family a decent living.
- “4. The right of every businessman, large and small, to trade in an atmosphere of freedom from unfair competition and domination by monopolies at home and abroad.
- “5. The right of every family to a decent home.
- “6. The right to adequate medical care and the opportunity to achieve and enjoy good health.
- “7. The right to adequate protection from the economic fears of old age, sickness, accidents and unemployment.
- “8. The right to a good education.”

A single question added to each of the above eight clauses would make the issue

Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

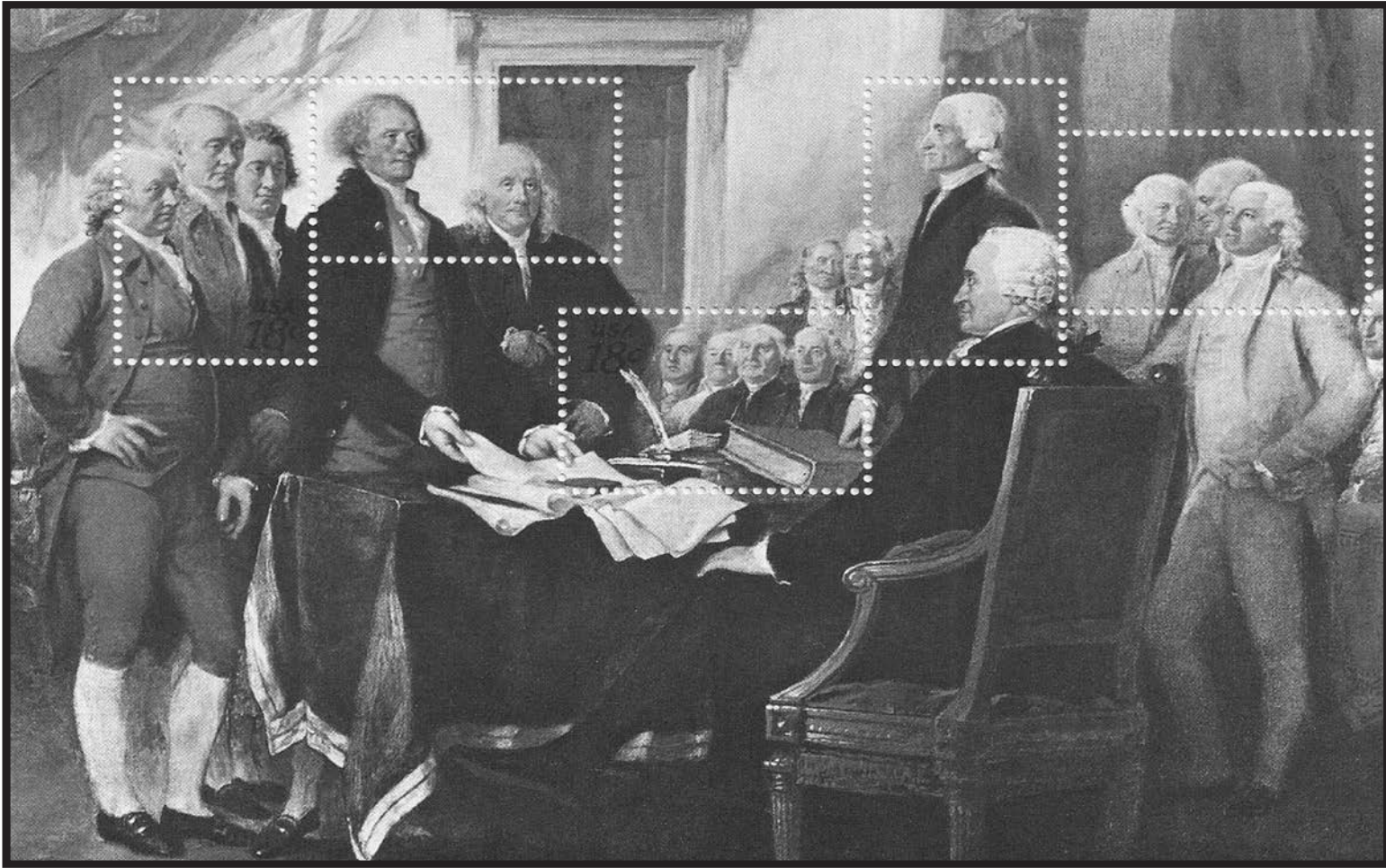
alter the fact that he is an entity of a specific kind — a rational being — that he cannot function successfully under coercion, and that rights are a necessary condition of his particular mode of survival.

“The source of man’s rights is not divine law or congressional law, but the law of identity. A is A — and Man is Man. Rights are conditions of existence required by man’s nature for his proper survival. If man is to live on earth, it is right for him to use his mind, it is right to act on his own free judgment, it is right to work for his values and to keep the product of his work. If life on earth is his purpose, he has a right to live as a rational being: Nature forbids him the irrational.” (*Atlas Shrugged*)

To violate man’s rights means to compel him to act against his own judgment, or to expropriate his values. Basically, there is only one way to do it: by the use of physical force. There are two potential violators of man’s rights: the criminals and the government. The great achievement of the United States was to draw a distinction between these two — by forbidding to the second the legalized version of the activities of the first.

The Declaration of Independence laid down the principle that “to secure these rights, governments are instituted among men.” This provided the only valid justification





The Declaration of Independence laid down the principle that 'to secure these rights, governments are instituted among men.' This provided the only valid justification of a government and defined its only proper purpose: to protect man's rights by protecting him from physical violence. Thus the government's function was changed from the role of ruler to the role of servant.

clear: At whose expense?

Jobs, food, clothing, recreation (!), homes, medical care, education, etc., do not grow in nature. These are man-made values — goods and services produced by men. Who is to provide them?

If some men are entitled by right to the products of the work of others, it means that those others are deprived of rights and condemned to slave labor.

Any alleged "right" of one man, which necessitates the violation of the rights of another, is not and cannot be a right.

No man can have a right to impose an unchosen obligation, an unrewarded duty or an involuntary servitude on another man. There can be no such thing as "the right to enslave."

A right does not include the material implementation of that right by other men; it includes only the freedom to earn that implementation by one's own effort.

Observe, in this context, the intellectual precision of the Founding Fathers: They spoke of the right to the pursuit of happiness — not of the right to happiness. It means that a man has the right to take the actions he deems necessary to achieve his happiness; it does not mean that others must make him happy.

The right to life means that a man has the right to support his life by his own work (on any economic level, as high as his ability will carry him); it does not mean that others must provide him with the necessities of life.

The right to property means that a man has the right to take the economic actions necessary to earn property, to use it and to dispose of it; it does not

mean that others must provide him with property.

The right of free speech means that a man has the right to express his ideas without danger of suppression, interference or punitive action by the government. It does not mean that others must provide him with a lecture hall, a radio station or a printing press through which to express his ideas.

Any undertaking that involves more than one man requires the voluntary consent of every participant. Every one of them has the right to make his own decision, but none has the right to force his decision on the others.

There is no such thing as "a right to a job" — there is only the right of free trade, that is: a man's right to take a job if another man chooses to hire him. There is no "right to a home," only the right of free trade: the right to build a home or to buy it.

There are no "rights to a 'fair' wage or a 'fair' price" if no one chooses to pay it, to hire a man or to buy his product. There are no "rights of consumers" to milk, shoes, movies or champagne if no producers choose to manufacture such items (there is only the right to manufacture them oneself). There are no "rights" of special groups, there are no "rights of farmers, of workers, of businessmen, of employees, of employers, of the old, of the young, of the unborn."

There are only the Rights of Man — rights possessed by every individual man and by all men as individuals.

Property rights and the right of free trade are man's only "economic rights" (they are, in fact, political rights) — and there can be no such thing as "an economic bill of rights." But observe that



the advocates of the latter have all but destroyed the former.

Remember that rights are moral principles which define and protect a man’s freedom of action, but impose no obligations on other men. Private citizens are not a threat to one another’s rights or freedom. A private citizen who resorts to physical force and violates the rights of others is a criminal — and men have legal protection against him.

Our biggest threat: Government

Criminals are a small minority in any age or country. And the harm they have done to mankind is infinitesimal when compared to the horrors — the bloodshed, the wars, the persecutions, the confiscations, the famines, the enslavements, the wholesale destructions — perpetrated by mankind’s governments.

Potentially, a government is the most dangerous threat to man’s rights: It holds a legal monopoly on the use of physical force against legally disarmed victims. When unlimited and unrestricted by individual rights, a government is man’s deadliest enemy. It is not as protection against private actions, but against governmental actions that the Bill of Rights was written.

And then there is Newton N. Minow who declares: “There is censorship by ratings, by advertisers, by networks, by affiliates which reject programming offered to their areas.” It is the same Mr. Minow who threatens to revoke the license of any station that does not comply with his views on programming — and who claims that that is not censorship.

Consider the implications of such a trend.

“Censorship” is a term pertaining only to governmental action. No private action is censorship. No private individual or agency can silence a man or suppress a publication; only the government can do so. The freedom of speech of private individuals includes the right not to agree, not to listen and not to finance one’s own antagonists.

But according to such doctrines as the “economic bill of rights,” an individual has no right to dispose of his own material means by the guidance of his own convictions — and must hand over his money indiscriminately to any speakers or propagandists who have a “right” to his property.

This means that the ability to provide the material tools for the expression of ideas deprives a man of the right to hold any ideas. It means that a publisher has to publish books he considers worthless, false or evil — that a TV sponsor has to finance commentators who choose to affront his convictions — that the owner of a newspaper must turn his editorial pages over to any young hooligan who clamors for the enslavement of the press. It means that one group of men acquires the “right” to unlimited license — while another group is reduced to helpless irresponsibility.

But since it is obviously impossible to provide every claimant with a job, a microphone or a newspaper column, who will determine the “distribution” of “economic rights” and select the recipients, when the owners’ right to choose has been abolished? Well, Mr. Minow has indicated that quite clearly.

And if you make the mistake of thinking that this applies only to big property owners, you had better realize that the theory of “economic rights” includes the “right” of every would-be playwright, every beatnik poet, every noise-composer and every non-objective artist (who have political pull) to the financial support you did not give them when you did not attend their shows. What else is the meaning of the project to spend your tax money on subsidized art?

And while people are clamoring about “economic rights,” the concept of political rights is vanishing. It is forgotten that the right of free speech means the freedom to advocate one’s views and to bear the possible consequences, including disagreement with others, opposition, unpopularity and lack of support. The political function of “the right of free speech” is to protect dissenters and unpopular minorities from forcible suppression — not to guarantee them the support, advantages and rewards of a popularity they have not gained.

The Bill of Rights reads: “Congress shall make no law . . . abridging the freedom of speech, or of the press ...” It does not demand that private citizens provide a microphone for the man who advocates their destruction, or a passkey for the burglar who seeks to rob them, or a knife for the murderer who wants to cut their throats.

Such is the state of one of today’s most crucial issues: political rights versus “economic rights.” It’s either-or. One destroys the other. But there are, in fact, no “economic rights,” no “collective rights,” no “public-interest rights.” The term “individual rights” is a redundancy: There is no other kind of rights, and no one else to possess them.

Those who advocate laissez-faire capitalism are the only advocates of man’s rights.



There is only one fundamental right
(all the others are its consequences or
corollaries): a man’s right to his own life.
Life is a process of self-sustaining and
self-generated action; the right
to life means the right to engage in
self-sustaining and self-generated action
... Such is the meaning of the right to life,
liberty, and the pursuit of happiness.

Now observe the process by which that protection is being destroyed.

The process consists of ascribing to private citizens the specific violations constitutionally forbidden to the government (which private citizens have no power to commit) and thus freeing the government from all restrictions. The switch is becoming progressively more obvious in the field of free speech. For years, the collectivists have been propagating the notion that a private individual’s refusal to finance an opponent is a violation of the opponent’s right of free speech and an act of “censorship.”

It is “censorship,” they claim, if a newspaper refuses to employ or publish writers whose ideas are diametrically opposed to its policy.

It is “censorship,” they claim, if businessmen refuse to advertise in a magazine that denounces, insults and smears them.

It is “censorship,” they claim, if a TV sponsor objects to some outrage perpetrated on a program he is financing — such as the incident of Alger Hiss being invited to denounce former Vice President Nixon.

--- ACTIONS / ESTATE / TAX DEEDS / PUBLIC NOTICES ---

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 26-CA-000419 DIVISION: J CITIZENS BANK NA F/K/A RBS CITIZENS NA, Plaintiff, vs. PAUL RIBNICKER, et al, Defendant(s). To: PAUL RIBNICKER	Last Known Address: 1124 Arbour Verde Court Tampa, FL 33613 Current Address: 1124 Arbour Verde Court Tampa, FL 33613 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida LOT 5, BLOCK 20, OF BEARSS LANDING PHASE 2, ACCORDING TO THE	PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE(S) 79-82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 1124 ARBOUR VERDE COURT TAMPA FL 33613 has been filed against you and you are required to file written defenses by 08/21/2026, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for	the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. **See the Americans with Disabilities Act In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please
WITNESS my hand and the seal of this court on this day of JUL 16 2026.		Victor D. Crist Clerk of Circuit Court & Comptroller Hillsborough County, FL (SEAL) By: Patricia Corbin Deputy Clerk	
Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-016796 July 31; Aug. 7, 2026		26-02696H	

FOURTH INSERTION	FOURTH 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	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.: 0378735018 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	26-02523H

SECOND INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Palm Bay Community Development District The Board of Supervisors (the “Board”) of the Palm Bay Community Development District (the “District”) will hold a public hearing and a meeting Friday, August 21, 2026, at 9:00 a.m. at the Courtyard by Marriott Tampa located at 4014 Tampa Road, Oldsmar, Florida 34677. 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://palmbaycdd.net/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at info@palmbaycdd.net or via phone at (561) 571-0010. 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. Chesley (Chuck) E Adams, Jr. District Manager July 31; August 7, 2026
26-02738H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



SECOND INSERTION	SECOND INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Panther Trace Community Development District The Board of Supervisors (the “Board”) of the Panther Trace Community Development District (the “District”) will hold a public hearing and a meeting on August 25, 2026, at 6:00 p.m. at the Panther Trace Clubhouse, located at 12515 Bramfield Drive, Riverview, Florida 33579. The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting at www.mypanthertrace.net, or may be obtained by contacting the District Manager's office via email at bjeskewich@vestapropertieservices.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 31; August 7, 2026	26-02681H
FOURTH INSERTION	FOURTH 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
SECOND INSERTION	SECOND INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Live Oak No. 2 Community Development District The Board of Supervisors (the “Board”) of the Live Oak No. 2 Community Development District (the “District”) will hold a public hearing and a meeting Thursday, August 20, 2026, at 6:30 p.m. at the Live Oak Clubhouse located at 9401 Oak Preserve Blvd., 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.liveoakno2cdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Kristee.Cole@inframark.com or via phone at (813) 382-7355. 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 31; August 7, 2026	26-02679H

SECOND INSERTION	SECOND INSERTION
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of August, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Demoss, Destiny C. BOXES, AWNING FRAME, BEADING MATERIAL, KARAOKE AMPLIFIER, CEILING FAN, MISC ITEMS; Lopez, Mariajose BEDS, BOXES, TOTES, BAGS, EXPRESSO MAKER, NINJA GRILL, VACUUM, DRESSERS, CARPET CLEANER, FOOD PROCESSOR, TV, MISC ITEMS; Demos, John (2) BICYCLES, MILWAUKE LIGHT, WASHER, DRYER, COOLER, TOOLS MISC ITEMS; Washington, Stefanie MICROWAVE, SMALL PORTABLE BED FRAME AND MATTRESS, DRESSER, TOTES, PRESSURE WASHER, OTTOMAN, LAMP, AREA RUGS, VACUUM, MISC ITEMS; Humphrey, Stephanie DRESSERS, MINI FRIDGE, TABLES, BED, MATTRESS, CHILDS WICKER CHAIR, DUTCH OVEN, MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party. July 31; August 7, 2026	26-02694H
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-002246 Division B IN RE: ESTATE OF PATRICK HENRY FRYE a/k/a PATRICK H. FRYE, Deceased. The administration of the estate of PATRICK HENRY FRYE, also known as PATRICK H. FRYE, deceased, whose date of death was March 8, 2026; File Number 22-CP-002246, 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 Representatives and the Personal Representatives' attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 Personal Representatives have 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 §§732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this notice is: July 31, 2026 STEPHANIE DEANNE FRYE Personal Representative 44 Washington Blvd., #2 Oak Park, IL 60302 AMY KATHERINE HAMMERLY Personal Representative 14917 Rocky Ledge Dr. Tampa, FL 33625 JAMES P. HINES, JR. Attorney for Personal Representatives Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: mgreco@hnh-law.com July 31; Aug. 7, 2026
26-02703H	
SECOND INSERTION	SECOND INSERTION
K-BAR RANCH II 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 K-Bar Ranch II Community Development District (“District”) will hold a public hearing and regular meeting as follows: DATE: 8/19/2026 TIME: 6:00:00 PM LOCATION: 10820 Mistflower Lane Tampa, FL 33647	
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, Haven Management Solutions, LLC, 255 Primera Boulevard, Suite 160 Lake Mary, FL 32746, (407) 574-3250 (“District Manager's Office”), during normal business hours, or by visiting the District's website at https://www.kbarranchicdd.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 K-Bar Ranch II Community Development District July 31; August 7, 2026	
26-02686H	

ESTATE

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE: 26-CP-001376 IN RE: ESTATE OF BARBARA M. PRINCE, a/k/a BARBARA MAIER PRINCE, Deceased. The administration of the Estate of BARBARA M. PRINCE, a/k/a BARBARA MAIER PRINCE, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the Petitioner and his attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with
this Court WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE UPON THEM, BUT IN NO EVENT LATER THAN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this notice is July 31, 2026. ERIK L. NELSON 16104 Armistead Lane Tampa, Florida 33556 Petitioner MICHAEL K. MCFADDEN 261 Indian Rocks Road North Belleair Bluffs, Florida 33770 Telephone (727) 584-8161 Facsimile (727) 754-2544 FBN 193568 SPN 175343 MichaelK.McFadden@gmail.com Attorney for Petitioner July 31; Aug. 7, 2026 26-02728H

SECOND INSERTION
NOTICE OF ACTION (Formal Notice by Publication) IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 26-CP-001034 Division: A IN RE: JOSEPH S. MAKARA TRUST dated 5/8/1997, as amended and restated. CAROL D. COLOMBO, as Plenary Guardian of the Person and Property of GERTRUD MAKARA. Plaintiff, v. KRISTINA MAKARA, RICHARD HOFFMAN, ROBERT HOFFMAN, JOSEPH PISCA, and JOSEPH PISCA, JR., qualified beneficiaries. Defendants. TO: JOSEPH PISCA JOSEPH PISCA, JR. YOU ARE NOTIFIED that a Complaint for Order Appointing Carol D. Colombo as Trustee of the JOSEPH S. MAKARA TRUST, dated 5/8/1997, as amended and restated has been filed with this Court. You are required to serve a copy of your written defenses,
if any, on the Petitioner's attorney, whose name and address are MISA A. EVERIST, ESQ. of BASKIN EISEL RIGHTMYER, ATTORNEYS AT LAW, 450 Carillon Pkwy, Suite 150, St. Petersburg, Florida 33716, on or before 09/04/26, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER. DATED 7/28/2026 CLERK OF THE CIRCUIT COURT VICTOR CRIST As Clerk of the Court 800 E. Twiggs St. Tampa, FL 33602 (SEAL) By: RYAN MARSH AS DEPUTY CLERK Petitioner's attorney, MISA A. EVERIST, ESQ. BASKIN EISEL RIGHTMYER, ATTORNEYS AT LAW, 450 Carillon Pkwy, Suite 150, St. Petersburg, Florida 33716 July 31; Aug. 7, 14, 21, 2026 26-02760H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION FILE NUMBER: 26 CP 000989 DIVISION: A IN RE: ESTATE OF JAMES ARTHUR WRUCK A/K/A JAMES A. WRUCK DECEASED The administration of the estate of James Arthur Wruck a/k/a James A. Wruck, deceased, whose date of death was January 28, 2026, and whose Social Security Number is XXX-XX-0284, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OF 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is July 31, 2026. Personal Representative Debbie L. Wruck c/o Donald B. Linsky 1509 B Sun City Center Plaza Sun City Center, FL 33573 Attorney for Personal Representative Donald B. Linsky, Esquire Donald B. Linsky & Associates, P.A. 1509 B Sun City Center Plaza Sun City Center, FL 33573 (813) 634-5566 Florida Bar Number 265853 donald@linskylaw.com July 31; Aug. 7, 2026 26-02748H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 26-CP-001971 SECTION: B IN RE: ESTATE OF DOCK LEWIS WOMBLE JR., Deceased. The administration of the estate of Dock Lewis Womble Jr., deceased, whose date of death was February 17, 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 muse file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent
and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 31, 2026. Sugarman & Sugarman, P.A. Attorneys for Personal Representative, Samuel David Womble, 8525 SW 92 Street, Suite B5 Miami, Florida 33156 Telephone: (786) 409-2183 Facsimile: (305) 392-1792 csugarman@sugarmanflorida.com cms@sugarmanflorida.com By: CARL MILTON SUGARMAN, ESQUIRE Florida Bar No. 176429 CARL MICHAEL SUGARMAN, ESQUIRE Florida Bar No. 1007737 July 31; Aug. 7, 2026 26-02725H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-002426 In Re: The Estate of DANIELLE ALLEN, Deceased. The administration of the estate of DANIELLE ALLEN, deceased, whose date of death was July 1st, 2026, is pending in the Circuit Court for Pinellas County, Florida, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is JULY 31st, 2026. Personal Representative: MATTHEW SAVAGE 4306 N36th St. Tampa FL 33610 Attorney for Personal Representative: Michael L. Severe, Esq. Tampa Law Group, P.A. Florida Bar Number: 102833 15310 Amberly Dr. Tampa, Florida 33647 Telephone: (813) 384-3387 E-mail: michael@mytampalawgroup.com July 31; Aug. 7, 2026 26-02729H

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002496 IN RE: ESTATE OF PAUL M. WEEKLEY, aka PAUL WEEKLEY Deceased. The administration of the estate of PAUL M. WEEKLEY, also known as PAUL WEEKLEY, deceased, whose date of death was December 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O.
Box 3360 Tampa, FL 33601-3360. 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

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-003893 DIVISION: A IN RE: ESTATE OF ANNETTE HARGRETT, Deceased. The administration of the Estate of Annette Hargrett, deceased, whose date of death was July 10, 2024, 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 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.

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004379 Division A IN RE: ESTATE OF ELLEN B. KENT Deceased. The administration of the estate of Ellen B. Kent, deceased, whose date of death was April 11th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The 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 or curator has no duty to discover whether

SECOND INSERTION
NOTICE TO CREDITORS (Formal Administration) IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 26-CP-000601 DIVISION: A IN RE: The Estate of SHAROLYN G. STEINER, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of SHAROLYN G. STEINER, deceased, whose date of death was December 29, 2024, and whose social security number is ***-**-6957, 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. 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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211. 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

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NUMBER: 26-CP-001806 IN RE: THE ESTATE OF DIAN RAY MAHANEY, Deceased. The administration of The Estate of DIAN RAY MAHANEY, whose date of death was July 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 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 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 31, 2026 Personal Representative is: CONSTANCE ANN MAHANEY 306 N US Hwy 41 Ruskin, FL 33570 /s/ Rolando Santiago Attorney for Personal Representative Rolando J. Santiago, Esq. RJS Law Group 306 N US Hwy 41 Ruskin, FL 33570 Tel: 813-641-0010 Fla. Bar No.: 557471 July 31; Aug. 7, 2026 26-02702H

SECOND INSERTION
and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of service of this
notice is: July 31, 2026 SHERRIE S. WEEKLEY A/K/A SHERYL WEEKLEY Personal Representative 670 Geneva Place Tampa, FL 33606 CHRISTOPHER H. NORMAN Attorney for Personal Representative Florida Bar No. 821462 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: mrobinson@hnh-law.com Secondary Email: lmartinez@hnh-law.com July 31; Aug. 7, 2026 26-02745H

SECOND INSERTION
NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 written demand must be filed with the Clerk. The date of first publication of this notice is July 31, 2026. Personal Representative: Barak Hargrett c/o Bennett Jacobs & Adams, P.A. P.O. Box 3300, Tampa, FL 33601 Attorney for Personal Representative: Linda Muralt, Esquire FL Bar No. 0031129 Bennett Jacobs & Adams, P.A. P.O. Box 3300, Tampa, FL 33601 Phone (813) 272-1400 Fax (866) 844-4703 E-Mail: LMURALT@BJA-Law.com July 31; Aug. 7, 2026 26-02718H

SECOND INSERTION
any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 31, 2026. Personal Representative: Yaakov (Jerry) Kent 14 Rosh Pinah St., Jerusalem, Israel, 9447120 Attorney for Personal Representative: /s/ David A. Lappin David A. Lappin Email Addresses: David.Lappin@lappinestateplanning.com Florida Bar No. 1030930 2295 Corporate Boulevard Northwest Boca Raton, Florida, 33431 Telephone: (561) 778-8590 July 31; Aug. 7, 2026 26-02727H

SECOND INSERTION
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 CLAIMS NOT FILED WITH 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 31, 2026. /s/ Nelson C. Steiner, Jr. NELSON C. STEINER, JR., As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 901 Ponce De Leon Boulevard, 6th Floor Coral Gables, Florida 33134 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 July 31; Aug. 7, 2026 26-02747H

--- ACTIONS ---

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 26-CP-002043 Probate Division A CAROL M. DESILVA, Plaintiff, vs. ARIA SIPLIN, individually, as Successor Trustee of the Desilva Living Trust dated June 1, 2020, as restated, as Successor Trustee of the Merle Irrevocable Trust dated May 4, 2021, and as Successor Trustee of the Exempt Marital Trust created under the Desilva Living Trust dated June 1, 2020, as restated; ANDREW HOEK, individually, as former Trustee of the Desilva Living Trust dated June 1, 2020, as restated, as former Trustee of the Merle Irrevocable Trust dated May 4, 2021, and as former Trustee of the Exempt Marital Trust created under the Desilva Living Trust dated June 1, 2020, as restated; HANS VAN BERTRAM PATRONE DE SILVA a/k/a HANS DESILVA, TANYA BOYETTE, SHERRY CLARK, and JADE D'CRUZ, Defendants. TO: Jade D'Cruz YOU ARE HEREBY NOTIFIED that an action for First Amended Verified Complaint has been filed against you, and you are required to serve a copy of your written defenses to it, if any, on the Plaintiff's attorney, whose name and address are: Cady L. Huss, Esquire., 260 1st Ave. S. #10, St. Petersburg, FL 33701, 727-231-5261, and file the original with the clerk of the above-styled court on or before Aug 14, 2026; oth-

THIRD 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 Peters-

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 26-CP-002043 Probate Division A CAROL M. DESILVA, Plaintiff, vs. ARIA SIPLIN, individually, as Successor Trustee of the Desilva Living Trust dated June 1, 2020, as restated, as Successor Trustee of the Merle Irrevocable Trust dated May 4, 2021, and as Successor Trustee of the Exempt Marital Trust created under the Desilva Living Trust dated June 1, 2020, as restated; ANDREW HOEK, individually, as former Trustee of the Desilva Living Trust dated June 1, 2020, as restated, as former Trustee of the Merle Irrevocable Trust dated May 4, 2021, and as former Trustee of the Exempt Marital Trust created under the Desilva Living Trust dated June 1, 2020, as restated; HANS VAN BERTRAM PATRONE DE SILVA a/k/a HANS DESILVA, TANYA BOYETTE, SHERRY CLARK, and JADE D'CRUZ, Defendants. TO: Tanya Boyette YOU ARE HEREBY NOTIFIED that an action for First Amended Verified Complaint has been filed against you, and you are required to serve a copy of your written defenses to it, if any, on the Plaintiff's attorney, whose name and address are: Cady L. Huss, Esquire., 260 1st Ave. S. #10, St. Petersburg, FL 33701, 727-231-5261, and file the original with the clerk of the above-styled court on or before Aug 14, 2026; oth-

erwise, a default will be entered against you for the relief demanded in the First Amended Verified Complaint.

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. 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

burg, 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

erwise, a default will be entered against you for the relief demanded in the First Amended Verified Complaint.

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. 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

FOURTH INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 26-DR-003111 Division: C IN RE: THE MARRIAGE OF SHANTEL GOODMON GREEN, Petitioner/Wife, and COREY DANTE GREEN, Respondent/Husband. TO: COREY DANTE GREEN YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to: Karmika V. Rubin, Esq. The Law Offices of K. V. Rubin, P.A. 111 Second Avenue NE, Suite 330 St. Petersburg, Florida 33701 on or before 28 days after the first date of publication, and file the original with the Clerk of this Court at: Clerk of the Circuit Court Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 either before service on Petitioner's at-

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 26-CA-002870 ON SLOW BAY FINANCIAL , LLC Plaintiff(s), vs. INXS X LLC; EDWARD W MILLS JR.; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: EDWARD W MILLS JR. LAST KNOWN ADDRESS: 4048 AULT AVENUE ODESSA FL 33556 CURRENT ADDRESS: 4048 AULT AVENUE ODESSA FL 33556 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows: LOT 6, BLOCK 2, NORTH LAKES -SECTION C- UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 52, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS IS COMMONLY KNOWN AS: 16116 NORTH- GLENN DRIVE, TAMPA, FL 33618. Property address: 16116 North-glenn Drive, Tampa, FL 33618 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on

FOURTH 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:

torney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Verified Petition for Dissolution of Marriage.

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

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

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

DATED: 7/8/2026
CLERK OF THE CIRCUIT COURT
VICTOR CRIST
(SEAL) By: Jennifer Taylor
Deputy Clerk

Karmika V. Rubin, Esq.
The Law Offices of K. V. Rubin, P.A.
111 Second Avenue NE, Suite 330
St. Petersburg, Florida 33701
July 17, 24, 31; August 7, 2026
26-02565H

Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this the day of JUL 28 2026.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-017681-2
July 31; Aug. 7, 2026 26-02774H

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

FOURTH 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

FOURTH 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

THIRD 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 participate 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

ACTIONS

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 26-CA-002718 ON SLOW BAY FINANCIAL , LLC Plaintiff(s), vs. INXS X LLC; EDWARD W MILLS JR; COPPER RIDGE BRANDON HOMEOWNERS` ASSOCIATION, INC.; CHURCHILL FUNDING I LLC; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: EDWARD W MILLS JR. LAST KNOWN ADDRESS: 4048 AULT AVENUE ODESSA FL 33556 CURRENT ADDRESS: 4048 AULT AVENUE ODESSA FL 33556 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows: LOT 48, BLOCK B, COPPER RIDGE - TRACT B3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 98, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS IS COMMONLY KNOWN AS: 4422 HORSESHOE PICK LANE, VALRICO, FL 33594. Property address: 4422 Horse-shoe Pick Lane, Valrico, FL 33594 You are required to file a written response with the Court and serve a copy

of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this the day of JUL 28 2026.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-010638-4
July 31; Aug. 7, 2026 26-02773H

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-000860 DIVISION: RF -Section I NATIONSTAR MORTGAGE LLC, Plaintiff, vs. NICOVI SIGNH KENDRICK; QUANTRELL KENDRICK; UNKNOWN SPOUSE OF NICOVI SINGH KENDRICK; NIKKIA KENDRICK; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; SYMPHONY ISLES MASTER ASSOCIATION, INC.; UNKNOWN SPOUSE OF QUANTRELL KENDRICK; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ET AL., Defendant(s). TO: NICOVI SIGNH KENDRICK Last Known Address 922 SYMPHONY ISLES BLVD APOLLO BEACH, FL 33572 Current Residence is Unknown TO: UNKNOWN SPOUSE OF QUANTRELL KENDRICK Last Known Address 922 Symphony Isles Blvd Apollo Beach, FL 33572 Current Residence is Unknown TO: UNKNOWN SPOUSE OF NICOVI SINGH KENDRICK 922 SYMPHONY ISLES BLVD APOLLO BEACH, FL 33572 Last Known Address Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: LOT 6, BLOCK 1, SYMPHONY ISLES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 50,

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 8/27/2026, 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 22, 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
1463-223998 / ME2
July 31; Aug. 7, 2026 26-02700H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-005399 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. KIMBERLY KELLEY; FREDRIAN KELLEY A/K/A FRED KELLEY; et al., Defendant(s). TO: Kimberly Kelley Last Known Residence: 5807 Mariners Watch Dr Tampa, FL 33615 TO: Fredrian Kelley a/k/a Fred Kelley Last Known Residence: 5807 Mariners Watch Dr Tampa, FL 33615 TO: Unknown Tenant #1 Last Known Residence: 5807 Mariners Watch Dr Tampa, FL 33615 TO: Unknown Tenant #2 Last Known Residence: 5807 Mariners Watch Dr Tampa, FL 33615 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOTS 25 AND 26, SAN MARINO BAY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 17-1 THROUGH 17-5, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite

202-B Delray Beach, FL 33444, on or before 08/27/2026, 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 July 22, 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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1190-336B
Ref# 21005
July 31; Aug. 7, 2026 26-02695H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-002560 BANK OF AMERICA, N.A.; Plaintiff, VS. WINDY LEE WEBSTER; MELODY B. CREVIER; UNKNOWN SPOUSE OF WINDY LEE WEBSTER; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). To the following Defendant(s): WINDY LEE WEBSTER Last Known Address 12318 CAMBRIDGE AVE TAMPA FL 33624 UNKNOWN SPOUSE OF WINDY LEE WEBSTER Last Known Address 12318 CAMBRIDGE AVE TAMPA FL 33624 UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY 12318 CAMBRIDGE AVE TAMPA FL 33624 UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY 12318 CAMBRIDGE AVE TAMPA FL 33624 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 99 AND 100 OF NORTH- END TERRACE, AS RECORDED IN PLAT BOOK 14, PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 12318 CAMBRIDGE AVE, TAMPA, FL 33624 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 West Cypress

Creek Road, Suite 1045, Fort Lauderdale, FL 33309, on or before 8/27/26 or 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 22 day of July, 2026.

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

Submitted by:
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (401) 262-2110
July 31; Aug. 7, 2026 26-02682H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-003504 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. EDWARD JOSEPH FERNANDEZ; et al., Defendant(s). TO: Edward Joseph Fernandez Last Known Residence: 5813 34th Ave S Tampa, FL 33619 TO: Unknown Spouse of Edward Joseph Fernandez Last Known Residence: 5813 34th Ave S Tampa, FL 33619 TO: Unknown Tenant #1 Last Known Residence: 5813 34th Ave S Tampa, FL 33619 TO: Unknown Tenant #2 Last Known Residence: 5813 34th Ave S Tampa, FL 33619 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: THE WEST 132.0 FEET OF TRACT 16 IN THE NORTH-EAST 1/4 OF SECTION 34, TOWNSHIP 29 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 330 FEET AND LESS THE NORTH 25 FEET FOR ROAD RIGHT OF WAY.

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 09/01/2026, 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 JUL 27 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
1184-115B
Ref# 21008
July 31; Aug. 7, 2026 26-02750H

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-005403 ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION, Plaintiff, vs. UNKNOWN TRUSTEE OF THE PATELLA TRUST, UNDER AGREEMENT DATED JULY 31, 2025, et al. Defendant(s). TO: UNKNOWN TRUSTEE OF THE PATELLA TRUST, UNDER AGREEMENT DATED JULY 31, 2025, and UNKNOWN BENEFICIARIES OF THE PATELLA TRUST, UNDER AGREEMENT DATED JULY 31, 2025, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 36, SOUTH HAVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel

for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 8/31/2026 /(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 24 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL:
FLMAIL@RASLG.COM
26-409278
July 31; Aug. 7, 2026 26-02707H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE No. 26-CA-006607 BIBBEE REAL ESTATE LLC, Plaintiff, vs. ESTATE OF ANNIE WOODEN, ET AL, Defendant, TO: THE ESTATE OF ANNIE WOODEN, and the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against THE ESTATE OF ANNIE WOODEN deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against CHARLIE WOODEN SR., deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against EARLY MCKINLEY JR., deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against GEORGE MCKINLEY, deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against JERUSHA MCKINLEY KYLES, deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against OSCAR MCKINLEY, deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against GERTIE BROWN MCKINLEY, deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against HENRY PERRY JR., deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against ELLA PERRY, deceased;

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

Beginning the Northeast (NE) corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SW 1/4) of Section 8, Township 28 South, Range 22 East, thence run South 754 feet, thence West 232 feet, thence North 754 feet, thence East 232 feet to point of beginning. Public Records of Hillsborough County, Florida a/k/a Hillsborough County Parcel ID: 089523-0000

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone num-

ber (407) 514-2692, on or before August 26, 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.

DATED this 21 day of July 2026.

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

J.D. Manzo,
Manzo & Associates, P.A.,
Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
(407) 514-2692
July 31; Aug. 7, 14, 21, 2026

26-02710H

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business Observer

142769

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-002219
IN RE: THE ESTATE OF AIDA DEL VALLE RODRIGUEZ a/k/a AIDA D. RODRIGUEZ, a/k/a IDA D. RODRIGUEZ, Deceased.

The administration of the estate of AIDA DEL VALLE RODRIGUEZ a/k/a AIDA D. RODRIGUEZ a/k/a IDA D. RODRIGUEZ, deceased, whose date of death was March 14, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgcomb 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 WITH-

IN 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 732.221.

The date of first publication of this notice is July 31, 2026.

Personal Representative:
AIDA M. RODRIGUEZ
3118 W. Braddock Street
Tampa, Florida 33607-1104
Joel R. Epperson, Esquire
Florida Bar No. 218340
EPPERSON & RICH, PLLC
8401 J R Manor Dr Ste 100
Tampa, FL 33634
Tel: (813) 886-8500
Email: jepperson@eppersonrich.com
srich@eppersonrich.com
Attorney for Personal Representative
July 31; Aug. 7, 2026 26-02726H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002524
Division A
IN RE: ESTATE OF SAMUEL DAVID TODD SHEAR Deceased.

The administration of the estate of Samuel David Todd Shear, deceased, whose date of death was April 30, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is July 31, 2026.

Personal Representative:
Jeffrey T. Shear
808 S. Poinsettia Drive
Tampa, Florida 33609
Attorney for Personal Representative:
Charles W. Callahan, III, Attorney
Florida Bar Number: 0148776
Bradley Arant Boulton Cummings LLP
1001 Water Street, Suite 1000
Tampa, Florida 33602
Telephone: (813) 559-5500
Fax: (813) 229-5946
E-Mail: ccallahan@bradley.com
Secondary E-Mail: wkeller@bradley.com
July 31; Aug. 7, 2026 26-02724H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002478
Division B
IN RE: ESTATE OF ANNA Z. SPRADLIN, aka ANNA SPRADLIN Deceased.

The administration of the estate of ANNA Z. SPRADLIN, also known as ANNA SPRADLIN, deceased, whose date of death was June 21, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 31, 2026.

MARILYN JOHNSON
Personal Representative
1186 Degray Road
Arkadelphia, AR 71923
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 31; Aug. 7, 2026 26-02719H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 292026CP002428A001HC
IN RE: ESTATE OF LINDA CHERYL DEMA a/k/a LINDA C. DEMA Deceased.

The administration of the estate of Linda Cheryl Dema a/k/a Linda C. Dema, deceased, whose date of death was March 29, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002258
Division A
IN RE: ESTATE OF PARIS DENNIS, SR., aka PARRIS DENNIS aka PARIS LAMONT DENNIS Deceased.

The administration of the estate of PARIS DENNIS, SR., also known as PARRIS DENNIS, also known as PARIS LAMONT DENNIS, deceased, whose date of death was May 3, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33606. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required

to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-007264
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. JOHN B. LINDLEY A/K/A JOHN LINDLEY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 11, 2026, and entered in 25-CA-007264 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 JOHN B. LINDLEY A/K/A JOHN LINDLEY; UNKNOWN SPOUSE OF JOHN B. LINDLEY A/K/A JOHN LINDLEY; BRENDA L. LINDLEY A/K/A BRENDA LINDLEY A/K/A BRENDA RAGANO; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, EDMONDSON'S REPLAT, AS PER PLATE THEREOF, RECORDED IN PLAT BOOK 29, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1514 S LOIS

AVENUE, TAMPA, FL 33629

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 28 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
24-224779 - NaP
July 31; Aug. 7, 2026 26-02761H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-007264
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. JOHN B. LINDLEY A/K/A JOHN LINDLEY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 11, 2026, and entered in 25-CA-007264 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 JOHN B. LINDLEY A/K/A JOHN LINDLEY; UNKNOWN SPOUSE OF JOHN B. LINDLEY A/K/A JOHN LINDLEY; BRENDA L. LINDLEY A/K/A BRENDA LINDLEY A/K/A BRENDA RAGANO; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, EDMONDSON'S REPLAT, AS PER PLATE THEREOF, RECORDED IN PLAT BOOK 29, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1514 S LOIS

AVENUE, TAMPA, FL 33629

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 28 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
24-224779 - NaP
July 31; Aug. 7, 2026 26-02761H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-006989
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRYAN WADDELL, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 14, 2026, and entered in 25-CA-006989 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC 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 BRYAN WADDELL, DECEASED; CATHY FOUNTAIN; SHERRY HOWARD; TERRY DUDLEY; ANJEANETT WADDELL; ANTHONY WILLIAMS; ASHLEY WILLIAMS 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 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3 IN BLOCK A OF HEATHER LAKES UNIT XXVII PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA.

Property Address: 846 BURWOOD ST, BRANDON, FL 33511

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

IMPORTANT

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

Dated this 28 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
25-304825 - NaP
July 31; Aug. 7, 2026 26-02762H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-010194
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. LOURDES OLIVERAS-LUGO; UNKNOWN SPOUSE OF LOURDES OLIVERAS-LUGO; COMMUNITY LOAN SERVICING, LIMITED LIABILITY COMPANY F/K/A BAYVIEW LOAN SERVICING, LLC; HILLSBOROUGH COUNTY, FLORIDA; 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 December 2, 2025 and an Order Rescheduling Foreclosure Sale dated July 22, 2026, entered in Civil Case No.: 24-CA-010194 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 LOURDES OLIVERAS-LUGO; COMMUNITY LOAN SERVICING, LIMITED LIABILITY COMPANY F/K/A BAYVIEW LOAN SERVICING, LLC; HILLSBOROUGH COUNTY, Florida, 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 26th day of August, 2026, the following described real property as set forth in said Judgment, to wit:

LOT BEGINNING 25 FEET SOUTH AND 385 FEET WEST OF THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND RUN WEST 150 FEET, SOUTH 140.47 FEET, EAST 150 FEET AND NORTH 141 FEET TO

THE POINT OF BEGINNING; ALL IN SECTION 11, TOWNSHIP 29 SOUTH, RANGE 19 EAST, 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 23, 2026

/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51711
July 31; Aug. 7, 2026 26-02717H

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

August 7, 2026

SALES

SECOND INSERTION

NOTICE OF SALE

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

CIVIL DIVISION

CASE NO.: 24-CC-031080

HIGHLAND PARAK NEIGHBORHOOD ASSOCIATION, INC.,

Plaintiff, v.

VINCENT BYRD, DEVON BYRD, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,

Defendants.

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

Lot 36, of HIGHLAND PARK PATCEL “N”, according to the map of plat thereof, as recorded in Plat Book 105, Page(s) 20 through 29, inclusive, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best

bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 28th day of August, 2026.

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

DATED this 27th day of July, 2026.

FRISCIA & ROSS, P.A.

Matthew A Parks, Esquire

Florida Bar #1064864

Primary: mparks@frpalegal.com

Secondary: mwebb@frpalegal.com

5550 W. Executive Drive, Ste 250

Tampa, Florida 33609

(813) 286-0888 \ (813) 286-0111 (FAX)

Attorneys for Plaintiff

July 31; Aug. 7, 2026

26-02731H

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. 17-CA-006782

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

MARK BORNNIK, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 10, 2024 in Civil Case No. 17-CA-006782 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Mark Bornnik, 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 12th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3 BLOCK 93, MIRABAY PARCEL 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 121, PAGES

125-132, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 5226 ADMIRAL POINTE DRIVE, APOLLO BEACH, FL 33572-3429

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

21-04733FL

July 31; Aug. 7, 2026

26-02691H

SECOND INSERTION

NOTICE OF SALE

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

CIVIL DIVISION

CASE #: 23-CA-001005

DIVISION: G

United Shore Financial Services, LLC d/b/a United Wholesale Mortgage

Plaintiff, -vs.-

Jimmy McKee; Unknown Spouse of Jimmy McKee; 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. 23-CA-001005 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein United Shore Financial Services, LLC d/b/a United Wholesale Mortgage, Plaintiff and Jimmy McKee 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 26, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, L.J. MICHAELSON'S RE-SUBDIVISION OF LOTS 1 & 2 BLOCK 3 OF W.E. HAMNER'S FOREST ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34,

PAGE(S) 62, 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: FLService@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: FLService@logs.com

For all other inquiries: mtebbi@logs.com

By: /s/ Lara Diskin

FL Bar # 43811

for Michael L. Tebbi, Esq.

FL Bar # 70856

22-328052 FC01 CEN

July 31; Aug. 7, 2026

26-02730H

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-010082

MIDFIRST BANK,

Plaintiff, vs.

JOSEPH RICHARD CRAWFORD, III, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 23, 2026 in Civil Case No. 25-CA-010082 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MID-FIRST BANK is Plaintiff and Joseph Richard Crawford, III, 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 24th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 10, Block 92, Mirabay Parcel 22, according to the Plat thereof

as recorded in Plat 121, Pages 125-132, 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

25-13647FL

July 31; Aug. 7, 2026

26-02722H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOUROUGH COUNTY, FLORIDA

DIVISION

CASE NO.: 25-CA-010359

DB PREMIER ASSET PARTNERS, LLC,

Plaintiff, vs.

PROPERTY & DD LLC and DALLAS DISHMEY,

Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on July 16, 2026, in the above-captioned action, the following property situated in Hillsborough County,

Lot 44, Block 7, TROPICAL ACRES - UNIT NO. 5, according to the map or plat thereof as recorded in Plat Book 43, Page 58, Public Records of Hillsborough County, Florida.

Together with mobile home VIN NO. JACFL16377A and VIN NO. JACFL16377B.

Shall be sold to the highest and best bidder for cash by the Hillsborough County Clerk of Court, Victor D. Crist, on September 17, 2026, at 10:00 a.m. EST at <http://www.hillsborough.realforeclose.com> in accordance with Section 45.031, Florida Statutes

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. 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.

HENNEN LAW, PLLC

By: /s/ Michael W. Hennen

Attorneys for the Plaintiff

Michael W. Hennen, Esq.

Florida Bar No. 0011565

Hennen Law, PLLC

425 West Colonial Drive, Suite 204

Orlando, FL 32804

(Michael@HennenLaw.com)

July 31; Aug. 7, 2026

26-02721H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION

DIVISION

CASE NO. 25-CA-012946

FINANCE OF AMERICA REVERSE LLC,

Plaintiff, vs.

JOHN JERRY GAETA, JR., et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 15, 2026, and entered in 25-CA-012946 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and JOHN JERRY GAETA, JR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER 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 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 7, BARRINGTON SUBDIVISION UNIT "B", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT PLAT BOOK 47, PAGE 69, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 17849 MORNINGHIGH DRIVE, LUTZ, FL 33549

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 accor-

dance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 28 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: fmail@raslg.com

By: /s/ Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email: dsalem@raslg.com

25-369800 - NaP

July 31; Aug. 7, 2026

26-02763H

SECOND INSERTION

NOTICE OF SALE

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

CIVIL DIVISION

CASE NO.: 25-CC-038197

HAWKS POINT HOMEOWNERS ASSOCIATION, INC.,

Plaintiff, v.

MARIA GONZALEZ, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,

Defendants.

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

Lot 79, of HAWKS POINT PHASE S-2, according to the Plat thereof, as recorded in Plat Book 122, Page 13, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 4th day of September, 2026.

FRISCIA & ROSS, P.A.

Brenton J. Ross, Esquire

Florida Bar #12798

Primary: bross@frpalegal.com

Secondary: jclaudio@frpalegal.com

5550 W. Executive Drive, Ste 250

Tampa, Florida 33609

(813) 286-0888 \ (813) 286-0111 (FAX)

Attorneys for Plaintiff

July 31; Aug. 7, 2026

26-02690H

SECOND INSERTION

AMENDED NOTICE OF SALE

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

CASE NO. 25-CA-011953

LAKEVIEW LOAN SERVICING, LLC;

Plaintiff, v.

FRANCISCO GARCIA RIVERA, ET.AL;

Defendants

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on July 9, 2026, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.hillsborough.realforeclose.com>, on August 14, 2026, the following described property:

Lots 3, 4 and 5, Block 11, LAUREL TERRACE, according to the map or plat thereof, as recorded in Plat Book 17, Page 12, of the Public Records of Hillsborough County, Florida.

Property Address: 2706 E 98TH 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 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.

Cody J. Liese

Cody J. Liese, Esq.

FL Bar #: 1002491

MARINOSCI LAW GROUP, P.C.

Attorneys for Plaintiff

100 West Cypress Creek Road, Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (401) 262-2110

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

MLG No.: 25-04988

July 31; Aug. 7, 2026

26-02716H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION

DIVISION

CASE NO. 25-CA-013097

U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs.

COURTNEY JACOBS, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 17, 2026, and entered in 25-CA-013097 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and COURTNEY JACOBS; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 17, 2026, the following described property as set forth in said Final Judgment, to wit:

THE EAST 1/2 OF LOTS 7 AND 8, BLOCK N, OF RANDALLS REVISED SUBDIVISION, OF BLOCKS J, K, L, M, N, O, P, Q AND R, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2423 E 29TH 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 accor-

dance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 28 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: fmail@raslg.com

By: /s/ Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email: dsalem@raslg.com

25-374448 - CyO

July 31; Aug. 7, 2026

26-02764H

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1V20906.V33

--- SALES ---

SECOND INSERTION		
AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-014061 AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, v. ROBERT L. HARRISON, JILL A. HARRISON, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Order Granting Defendant's Emergency Verified Motion to Cancel Foreclosure Sale, Vacating Notice of Sale and Resetting Foreclosure Sale dated June 18, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on August 21, 2026 at 10:00 AM the following described property: Lot 42, in Block 21, of SUNSHINE VILLAGE PHASE 2, according to the Plat thereof, as recorded in Plat Book 126, Page 246, of the Public Records of Hillsborough County, Florida. Property Address: 17029 PEACEFUL VALLEY DR, WIMAUMA, FL 33598 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. Cody J. Liese Cody J. Liese, Esq. FL Bar #: 1002491 MARINOSCI LAW GROUP, P.C. Attorneys for Plaintiff 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 23-02971 July 31; Aug. 7, 2026	26-02742H	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-002182 DATA MORTGAGE INC., D/B/A ESSEX MORTGAGE, Plaintiff, vs. ANTWAN DONSHAY JACKSON A/K/A ANTWAN DONSHAY JACKSON, SR.; NA'ONTAE LAQUANIS JACKSON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS A NOMINEE FOR HOMESPIRE MORTGAGE CORPORATION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AQUA FINANCE INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 17, 2026 and entered in Case No. 25-CA-002182, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein DATA MORTGAGE INC., D/B/A ESSEX MORTGAGE is Plaintiff and ANTWAN DONSHAY JACKSON A/K/A ANTWAN DONSHAY JACKSON, SR.; NA'ONTAE LAQUANIS JACKSON, SR.; NA'ONTAE LAQUANIS JACKSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS A NOMINEE FOR HOMESPIRE MORTGAGE CORPORATION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AQUA FINANCE INC.; 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 17th day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 34, OF FAULKENBURG HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 70, 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 23rd 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.: 25-00187 ESX V6.20190626 July 31; Aug. 7, 2026	26-02692H	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 29-2025-CA-002118 FMJM RWL VI TRUST 2021-I, A DELAWARE STATUTORY TRUST, Plaintiff, v. INVESTMENT PROPERTY SERVICES OF TAMPA BAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, et.al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure dated June 25, 2025, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated July 15, 2026, issued in and for Hillsborough County, Florida, in Case No. 29-2025-CA-002118, wherein COMPUTERSHARE TRUST COMPANY, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NBE ASSET TRUST, as assignee of FMJM RWL VI TRUST 2021-I, A DELAWARE STATUTORY TRUST is the Plaintiff, and INVESTMENT PROPERTY SERVICES OF TAMPA		
BAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, BARRY WYCHE, TIMOTHY HENLEY and HUNTER'S GREEN COMMUNITY 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 16, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: LOT 9, BLOCK 1, HUNTER'S GREEN PARCEL 19 PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 45-1 THROUGH 45-4, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 18110 Courtney Breeze Dr., Tampa, FL 33647 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE		

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-012731 AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, v. RICHARD A. LITCHFIELD, DANIELLE C. LITCHFIELD, WESTCHASE COMMUNITY ASSOCIATION, INC., WESTCHASE LAWN CARE, LLC, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the order granting plaintiff's motion to reschedule foreclosure sale entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on July 1, 2026, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on August 25, 2026, the following described property: Lot 22, Block 1, Westchase Section "370", according to the plat thereof, recorded in Plat Book 75, Page 71, of the Public Records of Hillsborough County, Florida. Property Address: 10510 ROCHESTER WAY, TAMPA, FL 33626 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. Andrew Arias, FBN: 89501 MARINOSCI LAW GROUP, P.C. Attorneys for Plaintiff 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 23-01879 July 31; Aug. 7, 2026	26-02755H	

SECOND 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-004446 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. TERESA TORIBIO; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF TERESA TORIBIO; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 14, 2026, in Case No. 25-CA-004446 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and TERESA TORIBIO and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 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 19, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 24, BLOCK 1, WINIFRED PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS		
OF HILLSBOROUGH COUNTY, FLORIDA. Also known as: 2020 E POWHATAN AVE, TAMPA, FL 33610 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 23rd 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: mshapanka@sokrem.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka Matthew Shapanka, Esq. Florida Bar No.: 52874 Matter No.: 25-00712 July 31; Aug. 7, 2026	26-02720H	

OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as: 2020 E POWHATAN AVE, TAMPA, FL 33610
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 23rd 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: mshapanka@sokrem.com
Secondary e-mail: pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
Matter No.: 25-00712
July 31; Aug. 7, 2026

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-008132 Division: K TOWER HEIGHTS LLC, a Florida limited liability company, Plaintiff, vs. UGA STREET PROPERTIES LLC, a Florida limited liability company and CHRISTIAN NWOYE, individually, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the "Final Foreclosure of Judgment" (the "Judgment") entered on March 25, 2026, and the "Order Granting Motion to Reschedule Foreclosure Sale," entered on July 23, 2026, in the above-styled action in the Circuit Court of the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, the Hillsborough County Clerk of Courts, Victor D. Crist, will sell real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, to be held on-line at www.hillsborough.realforeclose.com, in accordance with Chapter 45 Florida Statutes on August 28, 2026, at 10:00 A.M. : Lot 5, LESS the West 55 feet; and All Lot 6, Block 2, C.S. MCEWEN'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, Public Records of Hillsborough County, Florida. LESS road right-of-way. Property address: 1408 E Dr. Martin Luther King Jr Blvd., Tampa, 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 Hillsborough County 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 27th 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 No.: 675547 jlandkammer@anthonyandpartners.com ANTHONY & PARTNERS, PLLC 100 S. Ashley Drive, Suite 1600 Tampa, Florida 33602 Tel: 813-273-5616 Attorneys for Tower Heights, LLC July 31; Aug. 7, 2026		
	26-02736H	

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2025-CA-012482 MIDFLORIDA CREDIT UNION, Plaintiff, v. CAROL S. ROGGIE; THE UNKNOWN SPOUSE OF CAROL S. ROGGIE; JENNIFER FEARNOW; THE UNKNOWN SPOUSE OF JENNIFER FEARNOW; STEPHEN C. ROGGIE, II; THE UNKNOWN SPOUSE OF STEPHEN C. ROGGIE, II; TENANT #1; TENANT #2; FAWN LAKE HOMEOWNERS ASSOCIATION, INC.; THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS 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, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Foreclosure entered on July 29, 2026, in this case in the Circuit Court of Hillsborough County, Florida, the real property described as: Lot 21, Block B, FAWN LAKE - PHASE V, a subdivision according to the plat Thereof recorded in Plat Book 90, Page 18, of the Public Records of Hillsborough County, Florida. Parcel ID No.: U-03-28-17-5S4-		
BOOOOO-00021.0 Property Address: 9203 Fawn Crossing Court, Tampa, Florida 33626 will be sold at public sale, to the highest and best bidder for cash, on-line at http://www.hillsborough.realforeclose.com, on September 2, 2026, at 10:00 a.m. 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 sixty (60) days after the sale. If you are an individual with a disability who needs any accommodation in order to participate in this proceeding or other court service, program or activity, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 East Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATE: July 29, 2026 Gregory A. Sanoba, Esquire Florida Bar No. 955930 Email: greg@sanoba.com Jose A. Morera II, Esquire Florida Bar No. 1019265 Email: joe@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Phone: (863) 683-5353 Fax: (863) 683-2237 Attorneys for Plaintiff July 31; Aug. 7, 2026	26-02766H	

SECOND INSERTION		
LOT 5, BLOCK 6, SUN CITY CENTER - UNIT 45 - 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 1209 WILD FEATHER LN, SUN CITY CENTER, FL 33573 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 28 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 25-04932 July 31; Aug. 7, 2026	26-02756H	

ACTIONS

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-011064 ROCKET MORTGAGE, LLC, Plaintiff, vs. RICARDO JACINTO RODRIGUEZ, JR.; et al., Defendant(s). TO: Tania Barnes Last Known Residence: 2006 E Jean St Tampa, FL 33610 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: LOT BEGINNING 125 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 19 EAST, AND RUN THENCE NORTH 153 FEET, RUN THENCE EAST 75 FEET, RUN THENCE SOUTH 153 FEET, AND RUN THENCE WEST 75 FEET TO THE POINT OF BEGINNING has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or			
before 09/01/2026, 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 JUL 27 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 1271-1653B Ref# 20984 July 31; Aug. 7, 2026 26-02751H			

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. 26-CA-004658 Division F FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. YADIRA B SOLORZANO, et al. Defendants. TO: UNKNOWN SPOUSE OF YADIRA B SOLORZANO CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 4110 N CENTRAL AVE TAMPA, FL 33603 YADIRA B SOLORZANO CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 4110 N CENTRAL AVE TAMPA, FL 33603 You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 8, BLOCK 1 OF BEULAH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 113, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. commonly known as 4110 N CENTRAL AVE, TAMPA, FL 33603 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David Adamian of Kass			
Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 8/28/2026, (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 23, 2026. CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street Tampa, Florida 33602 (SEAL) By: Jennifer Taylor Deputy Clerk David Adamian Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 078950/2634944/MTS July 31; Aug. 7, 2026 26-02741H			

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-007335 Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ada Mae Newman Smith f/k/a Ada Mae Newman a/k/a Ada M. Heard a/k/a Ada Mae Smith a/k/a Ada M. Smith, Deceased; et al Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ada Mae Newman Smith f/k/a Ada Mae Newman a/k/a Ada M. Heard a/k/a Ada Mae Smith a/k/a Ada M. Smith, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 3, BLOCK 5 OF WEST PARK ESTATES, UNIT NO. 4, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F02514 July 31; Aug. 7, 2026 26-02740H			
4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 8/31/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED ON 7/24/2026. Victor D. Crist As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F02514 July 31; Aug. 7, 2026 26-02740H			

SECOND INSERTION			
NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 26-CC-017353 PROVIDENCE LAKES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. TODD A. SEFTON and REBECCA E. SEFTON, Defendants. TO: TODD A. SEFTON and REBECCA E. SEFTON Last Known Address: 1727 Wakefield Drive, Brandon, Florida 33511 YOU ARE NOTIFIED that an action for mandatory injunction has been filed against you in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida. You are required to serve a copy of your written defenses, if any, to this action on Plaintiff's counsel, whose name and address is: GREENBERG, NIKOLOFF, P.A Kelly A. Blum, Esq./FBN 0551201 Daniel J. Greenberg, Esq./FBN 74879 1964 Bayshore Boulevard, Suite A Dunedin, FL 34698 (727) 738-1100/(727) 733-0042 fax Primary e-mail: kelly@associationlawfl.com Secondary e-mail: dan@associationlawfl.com Attorneys for Plaintiff			
by 8/28/26 or 20 days after 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 counsel or immediately thereafter. If you fail to do so, a default 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. Dated on July 23, 2026. VICTOR CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 July 31; Aug. 7, 14, 21 2026 26-02701H			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CA-005519 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. FREDERICK J HINTON A/K/A FREDERICK HINTON, et al., Defendants. TO: FREDERICK J HINTON A/K/A FREDERICK HINTON 421 HENDERSON AVE, SEFFNER, FL 33584 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 3, BLOCK 2, OAK GLEN, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 8/28/2026, 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 23 day of July, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 26-01628 July 31; Aug. 7, 2026 26-02705H			

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-002123 EASY STREET CAPITAL, LLC, Plaintiff, v. URBAN CORE LEGACY LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants. TO: UNKNOWN SPOUSE OF AMY ABDNOUR Last Known Address: 2209 Mountain Meadow Way, Valrico, FL 33594 UNKNOWN TENANT #1 Last Known Address: 2209 Mountain Meadow Way, Valrico, FL 33594 UNKNOWN TENANT #2 Last Known Address: 2209 Mountain Meadow Way, Valrico, FL 33594 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Hillsborough County, Florida: LOT 26, BLOCK 1, MEADOW WOODS RESERVE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon. Property Address: 2209 Mountain Meadow Way, Valrico, FL 33594 (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 August 17, 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 10 day of July, 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 25-000368-2 July 31; Aug. 7, 2026 26-02697H			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-003272 MIDFIRST BANK, Plaintiff, vs. JOSE RUIZ HERNANDEZ; et al., Defendant(s). TO: Jose Ruiz Hernandez Last Known Residence: 7211 Waycross Ave Tampa, FL 33619-0000 TO: Unknown Spouse of Jose Ruiz Hernandez Last Known Residence: 7211 Waycross Ave Tampa, FL 33619-0000 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOTS 25 AND 26, BLOCK 3, UCETA HEIGHTS, AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 14, 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 09/01/2026, 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 JUL 27 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 1485-639B Ref# 20871 July 31; Aug. 7, 2026 26-02752H			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CA-004656 CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. ROBERT C. HORNYAK, et al., Defendants. TO: MONICA GURA HORNYAK 265 VAN GOGH CIR, BRANDON, FL 33511 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE FOLLOWING DESCRIBED LAND LOCATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, TO WIT: LOT 11, BLOCK 3, GALLERY GARDENS, 4A ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 82, 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 8/28/2026, 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 23 day of July, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-03772 July 31; Aug. 7, 2026 26-02706H			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CA-009509 THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ITS SUCCESSORS OR ASSIGNS, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF SHIRLEY PAGE AKA SHIRLEY V. PAGE, DECEASED; JOHN RANDELL PAGE, III A/K/A JOHN PAGE, III; LINDA KATHERINE SORG A/K/A LINDA K. CARLISLE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1 N/K/A OTIS STANLEY; UNKNOWN TENANT #2 N/K/A LISA DOE, Defendant. To the following Defendant(s): LINDA KATHERINE SORG A/K/A LINDA K. CARLISLE 3704 E 3RD Avenue Tampa, FL 33605 (Last Known Address) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 7, LESS THE SOUTH 10 FEET THEREOF, IN SEABRON SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK			
26, PAGE 98 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 6707 North 10th St, Tampa, FL 33604 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Ft Lauderdale, FL 33324 on or before 08/20/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Hillsborough County ADA Officer at ADA@HCFL.gov or call (813) 276-8401 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this day of JUL 15 2026. As Clerk of the Court (SEAL) By Patricia Corbin As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 July 31; Aug. 7, 2026 26-02715H			

TAX DEEDS

FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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
---	---	--	---	--	---

FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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	FOURTH 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 re-deemed 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
---	--	---	--	---	---

ACTIONS

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

10/2021

Business Observer

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 26-CA-004677 Division: G DAVID MORROW Plaintiff, v. ROXANNE TOBAISON, a single person SUZETTE COREY, a single person CHERYL and GARY PETERSON, husband and wife, PATRICIA and RICHARD RAVIS, husband and wife, DINAH OSZUST, a married person, LIBBY TOBAISON, a single person and UNKNOWN DEFENDANT(s): all parties claiming interest by, through, under or against Norman F. Tobaison, Marjorie B. Tobaison, all unknown heirs and devisees of the Estate of Marjorie Tobaison, deceased, all unknown heirs and devisees of the Estate of James N. Tobaison, deceased or any of the above named Defendants and all parties having or claiming to have any right, title, or interest in the property hereinafter described. Defendants. TO DEFENDANTS: THE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY OF NORMAN F. TOBAISON, MARJORIE B. TOBAISON, ALL UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF MARJORIE B. TOBAISON, DECEASED, ALL UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF JAMES N. TOBAISON, DECEASED, ROXANNE TOBAISON, SUZETTE COREY, CHERYL PETERSON, GARY PETERSON, PATRICIA RAVIS, AND RICHARD RAVIS, DINAH OSZUST, LIBBY TOBAISON AND ALL UNKNOWN PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE REAL	PROPERTY DESCRIBED IN THIS NOTICE OF ACTION. YOU ARE NOTIFIED that an action to quiet title on the following real property located in Hillsborough County, Florida: A four (4) foot strip of land situated in Hillsborough County, Florida legally described as: Commencing at the Southwest corner of the Southwest ¼ of Section 26, Township 29 South, Range 20 East, Hillsborough County, Florida; thence N.00°03'51"W., along the 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
---	--	--