# Public Notices

Business Observer

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## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC NOTICES ---

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SABLE PROPERTIES located at 3013 W. SAN CARLOS STREET in the City of TAMPA, Hillsborough, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of August, 2026
SABLE PROPERTIES TAMPA, L.L.C.
August 14, 2026 26-02882H

FIRST INSERTION

**NOTICE OF BOARD MEETING**
**WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **August 26, 2026, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC
August 14, 2026 26-02879H

FIRST INSERTION

**NOTICE OF RULEMAKING**
**REGARDING THE REVISED RULES OF PROCEDURE OF THE VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the Villages of Bloomingdale Community Development District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the **"Proposed Rule"**). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on August 7, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) on **September 15, 2026, at 9:00 a.m. at Villages of Bloomingdale Clubhouse, 6301 Valleydale Drive, Riverview, Florida 33578** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844, jgreenwood@gms-tampa.com (the **"District Manager's Office"**).

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

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

Jason Greenwood, District Manager
Villages of Bloomingdale Community Development District
August 14, 2026 26-02878H

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME ACT PURSUANT TO SECTION 865.09, FLORIDA STATUTES:**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of POINTE GRAND PLANT CITY, 3021 Bush Row Lane, Plant City, FL 33566 in the County of Hillsborough, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Pointe Grand Plant City, LLC
August 14, 2026 26-02914H

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 Brighter A/C Repair South Tampa located at 14105 McCormick 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 10th day of August, 2026
ROSENSTEEL'S A/C ENTERPRISE LLC
August 14, 2026 26-02923H

FIRST INSERTION

**Fictitious Name Notice**

Notice is hereby given that A&Z HEALTH SERVICES, INC. , OWNER, desiring to engage in business under the fictitious name of PREVAIL HOME HEALTH located at 7211 NORTH DALE MABRY HIGHWAY SUITE 206, TAMPA, FLORIDA 33634 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 14, 2026 26-02934H

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 Kelly Elliott Global Advisors located at 625 E. Twiggs St Ste 1000 PMB 93607 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 10th day of August, 2026
Kelly Elliott, LLC
August 14, 2026 26-02919H

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 BAY SIDE DELI & SUPERMARKET located at 6639 S. MANHATTAN AVE in the City of TAMPA, Hillsborough, FL 33616 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of August, 2026
BAYSIDE DELI INC
RIBHI SUID
August 14, 2026 26-02883H

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 Certified Motors, located at 5634 W LINEBAUGH AVE, in the City of Tampa, County of Hillsborough, State of FL, 33624, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 6 of August, 2026.
Joseph Elnaggar
5634 W LINEBAUGH AVE
Tampa, FL 33624
August 14, 2026 26-02884H

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aeros Integrated Services located at 1032 E BRANDON BLVD #3790 in the City of BRANDON, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of August, 2026
AEROS MEDIA GROUP LLC
August 14, 2026 26-02947H

FIRST INSERTION

**NOTICE OF PUBLIC SALE:**

Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 09/14/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

1C4RJFAG0KC814749
2019 JEE GRA
4T1B11HK3KU269778
2019 TOYOT CAM
1HGCP2F3XCA215326
2012 HONDA ACC
5TDXK3EH9AS001039
2010 TOYOTA HIGHLANDER
SALVP2BG6GH158709
2016 LNDR RANG
2HGFC4B08JH304049
2018 HONDA CIVIC LX
5TFRV54197X009791
2007 TOYOTA TUNDRA
4T1BF1FKXCU593221
2012 TOYOT CAM
WA1L2AFP8HA037010
2017 AUDI Q5
JTEBU11FX70052201
2007 TOYOTA MOTOR CO
FJ CRUISER

August 14, 2026 26-02909H

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW**

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of:

Design Research Optics
located at 5439 Beaumont Center Boulevard, Unit 1027, Tampa, FL 33634 in the City of Tampa, Florida, doing business in Hillsborough, Florida

intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.

Dated this 14th day of August, 2026
Owner Name:
Nippon American Limited, LLC
August 14, 2026 26-02899H

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 Palm Harbor A/C Repair by Brighter Home Services located at 14105 MCCORMICK 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 10th day of August, 2026
ROSENSTEEL'S A/C ENTERPRISE LLC
August 14, 2026 26-02924H

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 Made4Mahjong, located at 2910 Winding Trail Drive, in the City of Valrico, County of Hillsborough, State of FL, 33596, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 6 of August, 2026.
MAKE LEARNING FUN, LLC
2910 Winding Trail Drive
Valrico, FL 33596
August 14, 2026 26-02913H

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 Insure AMS located at 2701 W. Busch Boulevard, Suite 162 in the City of Tampa, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2026
Insure Automation Solutions, Inc.
David LeFevre
August 14, 2026 26-02904H

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 Prime Vapor Barrier located at 8011 N Paddock Ave 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 6th day of August, 2026
Roniel Licea Tamayo
August 14, 2026 26-02898H

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 The Cozy Gem Club located at 1646 W Snow Ave #131 in the City of Tampa, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of August, 2026
Bay to Bay Vending, LLC
August 14, 2026 26-02912H

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida StatuteNumber 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CREW Tampa Bay located at 204 N Howard Ave in the City of Tampa, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2026
Jennifer Scher, President
COMMERCIAL REAL ESTATE WOMEN-TAMPA BAY, INC.
August 14, 2026 26-02903H

FIRST INSERTION

**NOTICE OF RULEMAKING**
**REGARDING THE HOLIDAY LIGHTING POLICY, COMMUNITY FACILITIES RULES & REGULATIONS AND FORM OF RENTAL AGREEMENT, COMMON AREA POND AND ENFORCEMENT (TRESPASSING) RULE, PARKING ENFORCEMENT RULE AND FORM OF AGREEMENT, DISBURSEMENT AND CREDIT CARD AUTHORIZATION, AND RULES OF PROCEDURE OF 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 the public notice of its intent to adopt Holiday Lighting Policy, Community Facilities Rules & Regulations and Form of Rental Agreement, Common Area Pond and Enforcement (Trespassing) Rule, Parking Enforcement Rule and Form of Agreement, Disbursement and Credit Card Authorization, and Rules of Procedure (**"Proposed Rules"**). Prior notice of rule development relative to the Proposed Rules was published in the Business Observer on August 7, 2026.

A public hearing will be conducted by the District's Board of Supervisors on **September 16, 2026, at the Amenities Center located at 10820 Mistflower Lane, Tampa, Florida 33647, at 6:00 PM** relative to the adoption of the respective Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact 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's Office"**).

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

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

District Manager
K-Bar Ranch II Community Development District
August 14, 2026 26-02875H

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002413**
**IN RE: ESTATE OF CATHERINE MATHESON, aka Catherine N. Matheson Deceased.**

The administration of the estate of Catherine Matheson, aka Catherine N. Matheson, 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 800 E Twiggs St, Tampa, FL 33602, file number 26-CP-002413. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIMS 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 14, 2026.

**Personal Representative**
**DEBORAH FERRAZZA**
16209 Armistead Lane
Odessa, FL 33556
Attorney for the Personal Representative
Gadiel A. Espinoza, Esq.
Florida Bar No. 121831
LAW OFFICE OF GADIEL A. ESPINOZA, PLLC
3632 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
Tel. (813) 897-0295
Email: office@gadielespinozalaw.com
August 14, 21, 2026 26-02927H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
**File Number: 26-CP-002618**
**IN RE: The Estate of: JAMES MICHAEL REINKE Deceased.**

The administration of the estate of JAMES MICHAEL REINKE, deceased, whose date of death was July 6, 2026, and whose social security number is xxx-xx-4922, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 14, 2026.

**Personal Representative:**
**JON D. REINKE**
2002 Fruitridge Street
Brandon, Florida 33510
jonreinke24@gmail.com
Attorney for Personal Representative:
By: /s/Thomas J. Gallo
Thomas J. Gallo, Esq.
THOMAS J. GALLO, ATTORNEY, P.A.
Florida Bar # 0723983
2240 Lithia Center Lane
Valrico, Florida 33596
Thomas@TomGalloLaw.com
Telephone: (813) 815-4529
August 14, 21, 2026 26-02928H

FIRST INSERTION

**NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on September 8, 2026, at 6:00 p.m. at , located at the Hammock Club, 13013 Boggy Creek Rd,, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same 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.

Triple Creek Community Development District
Matt O'Nolan, District Manager
August 14, 2026 26-02918H

FIRST INSERTION

**Public Notice**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 1000509 from Florida Strawberry Festival Inc. Attn: Kyle Robinson at P.O. Box 1869, Plant City, FL 33564. Folio number: 202984.0000. Application received: August 11, 2026. Proposed activity: Entertainment Building. Project Name: Florida Strawberry Festival Entertainment Building. Project size: 0.61 acres. Location: Section 25, Township 28S, Range 21 E, in City of Plant City. Outstanding Florida Water: No. Aquatic Preserve: No. The application is available for public inspection Monday through Friday at 7601 US. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermaters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

August 14, 2026 26-02951H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No.26-CP-001214**
**IN RE: ESTATE OF SELMA L TURNER, Deceased.**

The administration of the estate of SELMA L TURNER, Deceased, whose date of death was January 24, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

**STEPHEN BURKE,**
**Personal Representative**
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
August 14, 21, 2026 26-02932H

FIRST INSERTION

**NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE LAND RESERVE STEWARDSHIP DISTRICT**

Notice is hereby given to the public and all landowners within the Land Reserve Stewardship District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 3,707 acres, generally located in Hillsborough County, Florida advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. The landowners' meeting shall be held at the following date, time and location:

DATE: September 8, 2026
TIME: 11:00 AM
PLACE: Holiday Inn Express & Suites Ruskin-Sun City
226 Teco Rd.
Ruskin, FL 33570

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817; (Ph): (407) 723-5900; (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (PH) (407) 723-5900, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or (800) 955-8770 for aid in contacting the District Office.

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

District Manager
August 14, 21, 2026 26-02876H

FIRST 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-000764**
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST**
**Plaintiff(s), vs.**
**MARTINEZ ASSETS LLC; SHARON GRANT; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF TYRONE L. GRANT AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF TYRONE L. GRANT; CRISTOFFER MARTINEZ; THE UNKNOWN TENANT IN POSSESSION,**
**Defendant(s).**

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF TYRONE L. GRANT AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN

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:

THE WEST 50 FEET OF LOT 48, BARNHART SUBDIVISION, ACCORDING TO THE PLAT THEREOFRECORDED IN PLAT BOOK 12, PAGE 89, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 1900 East Caracas Street, Tampa, FL 33610

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, by 9/10/26 or 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 5 day of August, 2026.

VICTOR CRIST
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-012467-2
August 14, 21, 2026 26-02953H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002579**
**Division A**
**IN RE: ESTATE OF EILEEN C. KITZMILLER, Deceased.**

The administration of the estate of EILEEN C. KITZMILLER, deceased, whose date of death was November 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 14, 2026

**CHARLES T. KITZMILLER, IV**
**Personal Representative**
6104 Yeats Manor Drive
Tampa, FL 33616
JAMES P. HINES, JR.
Florida Bar No. 061492
MORGAN A. ROBINSON
Florida Bar No. 1038923
Attorneys for Personal Representative
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-521-8659
Email: mrobinson@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
August 14, 21, 2026 26-02911H

FIRST INSERTION

**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32725, Phone (321) 263-0132 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://magnoliaparkcdd.org.

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

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

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

District Manager
August 14, 2026 26-02877H

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
The Business Observer
LV20878_V19

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-002368**
**Division A**
**IN RE: ESTATE OF MICHAEL JAMES JOHNSON Deceased.**

The administration of the estate of MICHAEL JAMES JOHNSON, deceased, whose date of death was April 11, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

**Personal Representative:**
**Eric Brgant**
206 South 8th Ave East
Ely, MN 55731
Attorney for Personal Representative:
/s/ Jessica L. Gordon
Jessica L. Gordon, Attorney
Florida Bar Number: 1020709
3903 Northdale Blvd., 100E
Tampa, FL 33624
Telephone: (813) 537-0128
Fax: (813) 736-7391
E-Mail: jessica@gordonelderlaw.com
August 14, 21, 2026 26-02887H

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-002344**
**IN RE: THE ESTATE OF LEILA SAKOWSKI, Deceased.**

The administration of the estate of LEILA SAKOWSKI, deceased, whose date of death was April 15, 2026, File Number 26-CP-002344, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa 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 served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of the first publication of this Notice is August 14, 2026.

**Samantha Sakowski**
**Personal Representative**
1305 W. Main Street, Unit 703
Tampa, FL 33607
ROBERT C. THOMPSON, JR., ESQ.
Florida Bar Number: 390089
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, FL 33756
Email: rt@thompsonfernald.com
Tel: (727) 447-2290 |
Fax: (727) 443-1424
Attorney for Personal Representative
August 14, 21, 2026 26-02895H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-000826**
**Division East Circuit, Div. O**
**IN RE: ESTATE OF JOSHUA BRANDON DUNKIN Deceased.**

The administration of the estate of Joshua Brandon Dunkin, deceased, whose date of death was November 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is . The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

**Personal Representative:**
**Katherine Naugle**
810 Margaret Street
Jacksonville, FL 32204
Attorney for Personal Representative:
Katherine B. Schnauss Naugle
Attorney
Florida Bar Number: 514381
810 Margaret Street
Jacksonville, FL 32204
Telephone: (904) 366-2703
Fax: (904) 353-9040
E-Mail: knaugle@jaxlawteam.com
Secondary E-Mail:
aforquer@jaxlawteam.com
August 14, 21, 2026 26-02889H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-2370**
**IN RE: ESTATE OF STARK MIJEMAN SIMS III, Deceased.**

The administration of the estate of STARK MIJEMAN SIMS III, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the curator and the curator'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.

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.

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 14, 2026.

**Robert D. Hines**
**Curator**
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
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:
jrivera@hnh-law.com
August 14, 21, 2026 26-02929H

FIRST INSERTION

**NOTICE TO CREDITORS**
(**Summary Administration**)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
**FILE NUMBER: 26-CP-002232**
**DIVISION: A**
**IN RE: ESTATE OF JANET M. HOUGH A/K/A JANET MARGIL HOUGH DECEASED**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Janet M. Hough a/k/a Janet Margil Hough, deceased, file Number 26-CP-002232, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601; that the total cash value of the Estate is $100.00 and that the names and addresses of those to whom it has been assigned by such order are:

**NAME AND ADDRESS**
Lauren B. Gill
11 Polkville Road
Columbia, NJ 07832
Revocable Trust of Janet M. Hough
Dated August 4, 2021
c/o Lauren B. Gill, Successor Trustee
11 Polkville Road
Columbia, NJ 07832

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is August 14, 2026.

**Person Giving Notice**
**Lauren B. Gill**
11 Polkville Road
Columbia, NJ 07832
Attorney for Person Giving Notice
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
Florida Bar Number 265853
(813) 634-5566
August 14, 21, 2026 26-02896H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-001663**
**Division Probate**
**IN RE: ESTATE OF LEONARD PORTER ANDERSON III, Deceased.**

The administration of the estate of Leonard Porter Anderson III, deceased, whose date of death was December 2, 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 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 14, 2026.

**Personal Representative:**
**/s/ James K. Purdy**
**James K. Purdy**
E-Mail Addresses:
jim@thepurdyfirm.com
probate@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270
August 14, 21, 2026 26-02888H

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-000580**
**IN RE: Estate of SARA LEE CUNNINGHAM, a/k/a SARA L. CUNNINGHAM, a/k/a SARA CUNNINGHAM, Deceased.**

The administration of the estate of SARA LEE CUNNINGHAM, a/k/a SARA L. CUNNINGHAM, a/k/a SARA CUNNINGHAM, deceased, whose date of death was OCTOBER 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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 14, 2026.

**Personal Representative:**
**EDGAR ERVIN CUNNINGHAM**
18050 Arbor Crest Drive
Tampa, FL 33647
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar No. 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
August 14, 21, 2026 26-02921H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002622**
**Division B**
**IN RE: ESTATE OF JUDITH S. CHERY Deceased.**

The administration of the estate of JUDITH S. CHERY, deceased, whose date of death was June 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

**Personal Representative:**
**SASHA D. CHERY**
11730 Albatross Ln.
Riverview, FL 33569
Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Ave.
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemenway@bhpalaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
August 14, 21, 2026 26-02922H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
**File No. 26-CP-002661**
**PROBATE DIVISION A**
**IN RE: ESTATE OF JOSHUA RANDALL HAMBLIN Deceased.**

The administration of the estate of Joshua Randall Hamblin, deceased, whose date of death was May 13, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

**Personal Representative:**
**/s/ Tammy L Flowers**
**Tammy L Flowers**
208 SW Discovery Place
Lake Butler, Florida 32025
Attorney for Personal Representative:
/s/ Bradley J Busbin
Bradley J. Busbin
E-mail Addresses:
brad@busbinlaw.com
Florida Bar No. 127504
Busbin Law Firm, P.A.
2295 S. Hiawassee Rd.,
Suite 207
Orlando, Florida 32835
Telephone: (407) 955-4595
August 14, 21, 2026 26-02902H

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--- ESTATE / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002651**
**IN RE: ESTATE OF GINGER EILEEN CORBIN, aka GINGER CORBIN**
**Deceased.**

The administration of the estate of GINGER EILEEN CORBIN, also known as GINGER CORBIN, deceased, whose date of death was July 12, 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 14, 2026

**HOPE CORBIN**
**Personal Representative**
10261 Estuary Lakes Drive, Apt. 418
Tampa, FL 33619
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 14, 21, 2026 26-02917H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No.: 26-CP-002266**
**Division: B**
**IN RE: ESTATE OF JOAN P. SARGENT,**
**Deceased.**

The administration of the estate of JOAN P. SARGENT, deceased, whose date of death was April 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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 14, 2026.

**Personal Representative:**
**THEODORE R. SCHOFNER**
2117 Indian Rocks Road
Largo, FL 33774
Attorney for Personal Representative:
THEODORE R. SCHOFNER, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
E-Mail: info@elderlawattorney.com
August 14, 21, 2026 26-02897H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**FILE NO: 2026-CP-001822**
**IN RE: ESTATE OF PATRICIA LASALLE,**
**Deceased.**

The administration of the Estate of PATRICIA LASALLE, deceased, whose date of death was 1/8/2026, Case Number 2026-CP-001822, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.

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

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

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

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

The date of first publication of this notice is the 14 day of August 2026.

**Personal Representative:**
**FRANK LASALLE,**
25 Marie Crescent,
Commack NY 11725
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
August 14, 21, 2026 26-02943H

FIRST INSERTION

**NOTICE TO CREDITORS**
(**formal administration**)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002608**
**IN RE: ESTATE OF THOMAS CASEY**
**Deceased.**

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

The administration of the estate of Thomas Casey, deceased, File Number 26-CP-002608, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is August 14, 2026.

**Personal Representative:**
**By: Erin L. Kara**
Attorney for Personal Representative:
David Berman, Esq.
Fla. Bar No. 109395
1331 N Mills Ave.
Orlando, FL 32803
Tel.: 407-663-5533
E-mail: david@estateco.com
August 14, 21, 2026 26-02944H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-002611**
**IN RE: ESTATE OF MAKIYA LORAINE SANCHEZ,**
**Deceased.**

The administration of the estate of MAKIYA LORAINE SANCHEZ, deceased, whose date of death was April 28, 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 14, 2026.

**JACOB FITZWATER**
**Personal Representative**
723 21st Avenue SE
Ruskin, FL 33570
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 14, 21, 2026 26-02933H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-002617**
**IN RE: ESTATE OF BRIAN LEE ROTEN,**
**Deceased.**

The administration of the estate of BRIAN LEE ROTEN, deceased, whose date of death was February 18, 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 14, 2026.

**KAREN ROTEN**
**Personal Representative**
370 Mockingbird Lane
Merritt Island, FL 32953
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 14, 21, 2026 26-02939H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY FLORIDA
**CASE NO.: 292025CA012829A001HC**
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10,**
**Plaintiff, v.**
**JULIE DOYAL A/K/A JULIE K. DOYAL, ET AL.,**
**Defendant(s),**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 6, 2026 entered in Civil Case No. 292025CA012829A001HC in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10, Plaintiff and JULIE DOYAL A/K/A JULIE K. DOYAL; UNKNOWN SPOUSE OF JULIE DOYAL A/K/A JULIE K. DOYAL; GEORGE THOMAS DOYAL; UNKNOWN SPOUSE OF GEORGE THOMAS DOYAL; MIDLAND FUNDING, LLC; CAPITAL ONE, N.A.; 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; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at http://www.hillsborough,realforeclose.com beginning at 10:00 A.M. on October 7, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 17, NORTH BOULEVARD SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 38 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1103 Samy Dr, Tampa, FL 33613

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 A. Becker
Barron A Becker
FBN: 1031460
File No: 2390.001108
August 14, 21, 2026 26-02946H

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-002442**
**SECTION # RF**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**AUSTIN FORSYTHE; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF KAYLA LEIGH CHANDLER A/K/A KAYLA CHANDLER; KAYLA LEIGH CHANDLER A/K/A KAYLA CHANDLER; ADAM CONIGLIONE; UNKNOWN SPOUSE OF AUSTIN FORSYTHE; ROY D. PULLIAM; ROY D. PULLIAM AS TRUSTEE(S) OF THE AGREEMENT AND DECLARATION OF TRUST NO. 8523, DATED 10/16/02**
**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 02 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 12 AND 13, LESS THE EAST 50 FEET THEREOF AND LESS THE SOUTH 46.82 FEET THEREOF, BLOCK 1, SULPHUR HILL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 8523 N MULBERRY ST, TAMPA, FL 33604

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 11 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
26-00306
August 14, 21, 2026 26-02937H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 24-CA-003791**
**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2004-B, ASSET-BACKED CERTIFICATES, SERIES 2004-B,**
**Plaintiff, vs.**
**CATHY C. ROYAL A/K/A CATHY ROYAL AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEAN R. GREEN, DECEASED, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 09, 2025, and entered in 24-CA-003791 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2004-B, ASSET-BACKED CERTIFICATES, SERIES 2004-B is the Plaintiff and CATHY C. ROYAL A/K/A CATHY ROYAL; UNKNOWN SPOUSE OF CATHY C. ROYAL A/K/A CATHY ROYAL; HFC COLLECTION CENTER, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF HILLSBOROUGH COUNTY, FLORIDA 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 September 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1 IN BLOCK 2, LIVINGSTON UNIT 1, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2434 BLIND POND AVE, 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 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 11 day of August, 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
24-174426 - NaP
August 14, 21, 2026 26-02931H

--- SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**Case No. 25-CA-008035**
**Freedom Mortgage Corporation, Plaintiff, vs.**
**Nathaly Del Valle Merino, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-008035 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Nathaly Del Valle Merino; Unknown Spouse of Nathaly Del Valle Merino are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 30th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 50 FEET OF LOTS 1 AND 2, SHADY REST, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: A-33-29-19-48P-000000-00001.1

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

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

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

Dated this 5th day of August, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F02118
August 14, 21, 2026 26-02880H

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-014622**
**Lakeview Loan Servicing, LLC, Plaintiff, vs.**
**Katherine I Perry, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-014622 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and Katherine I Perry; Unit 47 Property Owners' Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 30th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 2, SUN CITY CENTER - UNIT 47, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE(S) 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-06-32-20-2X4-000002.00007.0

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

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

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

Dated this 5th day of August, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01346
August 14, 21, 2026 26-02881H

FIRST INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
**Case No. 25-CA-002298**
**Division I**
**RESIDENTIAL FORECLOSURE**
**Section II**
**FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs.**
**JAMES KEVIN RAWLINS, CYNTHIA ANN RAWLINS, PEBBLE CREEK HOMEOWNERS ASSOCIATION, INC., STATE OF FLORIDA, DEPARTMENT OF REVENUE, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 3, 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 8, PEBBLE CREEK VILLAGE UNIT NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 72, PAGE 39-1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

and commonly known as: 18911 FAIRWOOD CT, TAMPA, FL 33647; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on September 10, 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: August 5, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
078950/2529362/wll
August 14, 21, 2026 26-02885H

FIRST INSERTION

**NOTICE OF RESCHEDULED FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR THE COUNTY OF HILLSBOROUGH
**Case No. 25-CA-012556**
**Division C**
**BANK OZK, Plaintiff, vs.**
**6003 HARWELL ESTATES DR, LLC, SYDNEY NICOLE BRYSON, PREMIER CAPITAL, LLC, JOHN DOE, Defendants.**

Plaintiff Bank OZK ("Bank OZK"), by counsel and pursuant to Florida Statute § 45.031 and the Final Judgment (Doc. No. 45) (the "Judgment") and the Amended Order Granting Plaintiff's Ex Parte Motion to Reschedule Foreclosure Sale to Earliest Available Date (Doc. No. 57), hereby provides notice of a rescheduled foreclosure sale.

Bank OZK, an Arkansas state-chartered bank licensed to do business in the State of Florida, is the Plaintiff. 6003 Harwell Estates Dr, LLC, a Florida limited liability company; Sydney Nicole Bryson, an individual; and, Premier Capital, LLC, a Massachusetts limited liability company, are the Defendants.

The Hillsborough County Clerk of Court & Comptroller (the "Clerk") will sell to the highest bidder for cash at an online foreclosure sale at www.hillsborough.realforeclose.com on Tuesday September 8, 2026 at 10:00am ET or as soon as can be heard thereafter the following described property pursuant to said Judgment:

LOT 3, HARWELL ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Folio: 082519-0706

commonly known as 6003 Harwell Estates Drive, Dover, Florida 33527.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Notice of Lis Pendens (Doc. No. 7) must file a claim before the Clerk no later than sixty (60) days after the sale. If you fail to file a claim, you will not be entitled to any remaining funds.

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 6th day of August, 2026.
/s/ Daniel E. Etlinger
Daniel E. Etlinger
Florida Bar No. 77420
UNDERWOOD MURRAY, P.A.
100 N. Tampa Street, Suite 2325
Tampa, Florida 33602
Tel: (813) 540-8401
Email:
detlinger@underwoodmurray.com
detlinger@ecf.courtdrive.com
August 14, 21, 2026 26-02908H

FIRST INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
**Case No. 25-CA-005396**
**Division B**
**RESIDENTIAL FORECLOSURE**
**Section I**
**THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF ALTERNATIVE LOAN TRUST 2005-66, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-66 Plaintiff, vs.**
**DAVID GIRALDO, UNKNOWN SPOUSE OF DAVID GIRALDO, MIRA LAGO WEST HOMEOWNERS ASSOCIATION, INC., THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-H, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 3, 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 171, MIRA LAGO WEST PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 84-99, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLOIRDA

and commonly known as: 1812 RAVEN GLEN DR, RUSKIN, FL 33570; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on August 31, 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: August 5, 2026
By /s/ Ryan P. Sutton
Ryan P. Sutton
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
246300/2425802/wll
August 14, 21, 2026 26-02886H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: A
**CASE NO.: 26-CA-002781**
**SECTION # RF**
**UNION HOME MORTGAGE CORPORATION, Plaintiff, vs.**
**NEISA RODRIGUEZ CHAVEZ 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 31 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK 5, SUGARCREEK SUBDIVISION UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 3432 DANNY BRYAN BLVD, TAMPA, FL 33619

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 05 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
26-00620
August 14, 21, 2026 26-02892H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**Case No. 25-CA-013025**
**Freedom Mortgage Corporation, Plaintiff, vs.**
**Dara Anne Rose, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-013025 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Dara Anne Rose; United States of America on behalf of the Secretary of Housing and Urban Development; Triple Creek Homeowners Association, Inc.; Robert Wayne Alexander a/k/a Robert Alexander are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 8th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 208, TRIPLE CREEK VILLAGE N AND P, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE(S) 261 THROUGH 287, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: 077426-6686

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

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

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

Dated this 6th day of August, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F03656
August 14, 21, 2026 26-02894H

FIRST INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 25-CA-002074**
**MIDFIRST BANK Plaintiff, v.**
**DEANDRE A WALDEN; UNKNOWN SPOUSE OF DEANDRE A. WALDEN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 02, 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:

THE SOUTH 150 FEET OF EAST 10 FEET OF LOT 2, AND THE WEST 60 FEET OF LOT 3, BLOCK 5, REVISED PLAT OF BYARS RIVERVIEW ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 9910 LORRAYNE RD, RIVERVIEW, FL 33578-5011

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on September 10, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 10 day of August, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010747
August 14, 21, 2026 26-02942H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 2025-CA-006639 DIV K**
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, v.**
**ELLEN JACKSON, et al., Defendants.**

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on September 18, 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 81, Block 1, RAINTREE OAKS, according to the map or plat thereof as recorded in Plat Book 53, Page 18 of the Public Records of Hillsborough County, Florida.

Property Address: 6204 Soaring Avenue, Temple Terrace, FL 33617

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

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

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

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

SUBMITTED on this 7th 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 14, 21, 2026 26-02907H

--- SALES / ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 26-CA-003281**
**ROCKET MORTGAGE, LLC,**
**Plaintiff, vs.**
**SHAQUAN DEVANTE WALKER, et al.,**
**Defendants.**

TO: SHAQUAN DEVANTE WALKER
14460 ENGLISH LAVENDER DR, WIMAUMA, FL 33598

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

LOT 28, IN BLOCK A, OF AYERSWORTH GLEN PHASE 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 75, 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 9/14/2026, 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 6 day of August, 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
25-04894
August 14, 21, 2026 26-02906H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
**Case No. 26-CA-002094**
**Division O**
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**
**Plaintiff, vs.**
**ROBERT BERRY, SHELIA BERRY, et al.**
**Defendants.**

TO: SHELIA BERRY
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
15310 PENNINGTON RD
TAMPA, FL 33624
ROBERT BERRY
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
15310 PENNINGTON RD
TAMPA, FL 33624

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

WEST 127 FT OF THE EAST 152 FT OF THE SOUTH 115 FT OF NORTH 255 FT OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 18 EAST, 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 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
F328202/2633055/wlp
August 14, 21, 2026 26-02890H

FIRST INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 25-CA-010976**
**LAKEVIEW LOAN SERVICING, LLC;**
**Plaintiff, v.**
**CHRISTINA M. MALDONADO, EILEEN M. STIFFLER, 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 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 31, 2026, 2026, the following described property:

Lot 16, Block 1, COUNTRY HILLS UNIT ONE-D, according to the map or plat thereof as recorded in Plat Book 59, Page 22, Public Records of HILLSBOROUGH County, Florida.
and
The East 3.4 feet of Lot 17, Block 1, COUNTRY HILLS UNIT ONE-D, according to the map or plat thereof as recorded in Plat Book 59, Page 22, Public Records of HILLSBOROUGH County, Florida.
Property Address: 4660 E EASTWIND DR, PLANT CITY, FL 33566

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.: 25-05911
August 14, 21, 2026 26-02941H

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-004167**
**CENTER STREET LENDING VIII SPE, LLC,**
**Plaintiff, v.**
**HOUSE BEAUTIFUL KEEPING LLC, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on August 3, 2026 and entered in Case No. 25-CA-004167 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein SHANNON ELIZABETH JOHNSON, HOUSE BEAUTIFUL KEEPING LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on November 25, 2026, at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

BEGIN 225.94 FEET EAST AND 583.1 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE NORTH 220 FEET, THENCE EAST 85 FEET, THENCE SOUTH 220 FEET AND THENCE WEST 85 FEET TO THE POINT OF BEGINNING.

and commonly known as: 5005 PURITAN RD, TAMPA, FL 33617 (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 14, 21, 2026 26-02936H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 26-CA-003436**
**DIVISION: C**
**RF – SECTION I**
**CROSSCOUNTRY MORTGAGE, LLC,**
**Plaintiff, vs.**
**TERESA SHEPARD, ET AL.**
**Defendants**

To the following Defendant(s):
TERESA SHEPARD (UNABLE TO SERVE AT ADDRESS)
Last Known Address: 8304 OLD TOWN DR., TAMPA, FL 33647
Additional Address: 2203 N LOIS AVE., TAMPA, FL 33607
Additional Address: 27625 STONECREEK WAY, WESLEY CHAPEL, FL 33544

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

LOT 2, BLOCK 1, GRAND HAMPTON PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 32 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 8304 OLD TOWN DR, TAMPA FL 33647

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 09/09/2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this day of AUG 04 2026.

Victor D. Crist
HILLSBOROUGH COUNTY
CLERK OF COURT
(SEAL) By Patricia Corbin
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
FH21161-25RM/cam
August 14, 21, 2026 26-02905H

FIRST INSERTION

**NOTICE OF ACTION**
**Constructive Service of Process**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**Case No. 26-CA-004286**
**Division: I**
**Honorable Judge: HUEY, PAUL LEE**
**PLANET HOME LENDING, LLC**
**Plaintiff, vs.**
**DAMON SOUTHERS; MONICA E. SOUTHERS; RESERVE AT PRADERA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;**
**Defendants,**

TO: DAMON SOUTHERS
Last Known Address: 2979 CROSSBUCK DR, APT 227, MEMPHIS, TN 38133

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 13514 PALMERA VISTA DRIVE, RIVERVIEW, FL 33579, and more particularly described as follows:

LOT 4, BLOCK 7, RESERVE AT PRADERA - PHASE 4 - A PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGES 232 THROUGH 237, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-15-31-20-C2D-000007-00004
COMMONLY KNOWN AS: 13514 Palmera Vista Drive, Riverview, FL 33579

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, 9/10/2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON: 8/5/2026.

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

Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street, Suite 730,
Orlando, FL 32801
August 14, 21, 2026 26-02901H

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-000946**
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX8,**
**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 NOEL S. PABON A/K/A NOEL PABON, DECEASED; BEVERLY PABON; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT #1 N/K/A FELIX ALICEA; NOEL PABON PANTOJA A/K/A NOEL PABON;**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 21, 2026 in Civil Case No. 25-CA-000946, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX8 is the Plaintiff, and 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 NOEL S. PABON A/K/A NOEL PABON, DECEASED; BEVERLY PABON; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT #1 N/K/A FELIX ALICEA; NOEL PABON PANTOJA A/K/A NOEL PABON; are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 28, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK A, AYALA'S GROVE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-16379B
Ref# 22098
August 14, 21, 2026 26-02893H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
**CASE NO. 26-CA-006703**
**TRUIST BANK,**
**Plaintiff, vs.**
**MARGARET R STRICKLAND A/K/A MARGARET STRICKLAND, et al.,**
**Defendant.**

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DAVID L. STRICKLAND A/K/A DAVID STRICKLAND, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST HOWARD C. MOORE A/K/A HOWARD CALVIN MOORE A/K/A HOWARD MOORE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HOWARD C. MOORE TRUST UNDER TRUST AGREEMENT DATED JULY 7, 2004, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN

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

LOT 3, BLOCK 15, GRANT PARK SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE SOUTH 25 FEET OF LOT 2, BLOCK 15, GRANT PARK SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (A STRIP 25 FEET WIDE ACROSS THE SOUTH SIDE OF LOT 2)
PARCEL NUMBER:
158973-0000

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 09/09/2026, a date which is within thirty (30) days after the first publication of this Notice in 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.

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 this day of AUG 04 2026.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14028FL
August 14, 21, 2026 26-02915H

--- SALES / ACTIONS ---

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-009981**
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**
**Plaintiff, v.**
**JASON CHATTIN, ET AL.,**
**Defendant(s),**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 7, 2026 entered in Civil Case No. 25-CA-009981 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JASON CHATTIN; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY CLERK OF COURT; CAPITAL ONE, N.A.; UNKNOWN TENANT #1 N/K/A DAWN MARIE LYNAS 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 9, 2026 the following described property as set forth in said Final Judgment, to-wit:.

BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE RUN NORTH 28.9 FEET; THENCE RUN WEST 50 FEET TO THE WEST BORDER OF THE ALAFIA RIDGE ROAD; RUN THENCE NORTH 225 FEET FOR A POINT OF BEGINNING; THENCE RUN WEST 330 FEET; THENCE RUN NORTH 132 FEET; THENCE RUN EAST 330 FEET TO THE BORDER OF SAID ROAD; THENCE RUN SOUTH 132 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7413 Alafia Ridge Rd, Riverview, FL 33569

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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 A. Becker
Barron A Becker, Esq.
FBN: 1031460
File No: 2390.000429
August 14, 21, 2026 26-02910H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 26-CA-003492**
**DIVISION: F**
**MIDFIRST BANK**
**Plaintiff, v.**
**THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JOYCE WILSON-OLIVER F/K/A JOYCE WILSON HARRIS, DECEASED, ET AL.**
**Defendants.**

TO: WILLIE JAMES BAKER, II,
Current residence unknown, but whose last known address was:
2323 E COLBY LN, TAMPA, FL 33612-7157
TO: JESSIE LEE WILSON,
Current residence unknown, but whose last known address was:
2323 E COLBY LN, TAMPA, FL 33612-7157
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JOYCE WILSON-OLIVER F/K/A JOYCE WILSON HARRIS, DECEASED
Current residence unknown, but whose last known address was:
2323 E COLBY LN, TAMPA, FL 33612-7157

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

THE WEST 55 FEET OF LOT 2 AND THE EAST 10 FEET OF LOT 3, BLOCK 6, POINSETTIA VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 92 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 9/10/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on 8/5/2026

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

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011556
August 14, 21, 2026 26-02900H

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.: 23-CA-001386**
**CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP,**
**Plaintiff, VS.**
**PETER STURNIALO; NANCY STURNIALO; NATURE COAST LANDSCAPE SERVICES LLC; SAVANNAH TRACE CONDOMINIUM 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 January 28, 2026 in Civil Case No. 23-CA-001386, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is the Plaintiff, and PETER STURNIALO; NANCY STURNIALO; MONIER RAHALL AS TRUSTEE OF SAVANNAH TRUST; NATURE COAST LANDSCAPE SERVICES LLC; SAVANNAH TRACE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JAMES FULLER are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 16, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

UNIT NO. 206, BUILDING 2, SAVANNAH TRACE I, CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 16, AND OFFICIAL RECORDS BOOK 4399, PAGE 964, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.

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 10th day of August, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.,
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-695B
Ref# 22812
August 14, 21, 2026 26-02930H

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-009521**
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,**
**Plaintiff, vs.**
**PHYLLIS JUNE CROSBY, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 7, 2026 in Civil Case No. 25-CA-009521 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Phyllis June Crosby, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 33, BLOCK "CJ", DEL WEBB'S SUN CITY CENTER FLORIDA UNIT NUMBER 28, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 27, 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
25-12895FL
August 14, 21, 2026 26-02948H

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
**CASE NO. 25-CA-002976**
**DIVISION: RF -Section I**
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**
**Plaintiff, vs.**
**THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN SHEEHY A/K/A CAROLYN D. SHEEHY, DECEASED; CITY OF TAMPA, FLORIDA; CHRISTOPHER DAVID SHEEHY; CHARNELL PATRICE SHEEHY; VERONICA L. WILLIAMS-SHEEHY; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 5, 2026, and entered in Case No. 25-CA-002976 of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN SHEEHY A/K/A CAROLYN D. SHEEHY, DECEASED; CITY OF TAMPA, FLORIDA; CHRISTOPHER DAVID SHEEHY; CHARNELL PATRICE SHEEHY; VERONICA L. WILLIAMS-SHEEHY; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on October 9, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 25.00 FEET OF LOT 9 AND THE WEST 25.00 FEET OF LOT 10, BLOCK 6, BROADMOOR PARK REVISED PLAT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS RIGHT OF WAY FOR CANAL.

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

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

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

By: Greg H. Rosenthal
Florida Bar No.: 955884
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-215428 / GS1
August 14, 21, 2026 26-02938H

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-010786**
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**
**Plaintiff, vs.**
**DAVID E HORENSTEIN A/K/A DAVID HORENSTEIN, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 1, 2026 in Civil Case No. 25-CA-010786 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and David E Horenstein a/k/a David Horenstein, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 5, BLOCK 1, WESTPARK PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGES 300 THROUGH 317, 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
25-14333FL
August 14, 21, 2026 26-02949H

FIRST INSERTION

**AMENDED NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 25-CA-012891**
**DIVISION: G**
**WELLS FARGO BANK, N.A.**
**Plaintiff, v.**
**THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RUPERT G.W. MCLENDON, JR.; RENAY ARNEZ MCLENDON, DECEASED, ET AL.**
**Defendants.**

TO: RENEE MYNETTE GILLILAND,
Current residence unknown, but whose last known address was:
2235 SCARBROUGH DR, STONE MOUNTAIN, GA 30088
TO: RAYMOND QUINCY MCLENDON,
Current residence unknown, but whose last known address was:
2854 STARLIGHT COVE LN, APT 102, LAKELAND, FL 33810-0023
TO: RHEAH SHEYVUN MCLENDON,
Current residence unknown, but whose last known address was:
2223 TAPESTRY PARK DR APT 101, LAND O`LAKES, FL 34639
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RUPERT G.W. MCLENDON, JR., DECEASED
Current Residence Unknown, but whose last known address was:
3506 E KNOLLWOOD ST, TAMPA, FL 33610-1628
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RENAY ARNEZ MCLENDON, DECEASED
Current Residence Unknown, but whose last known address was:
3506 E KNOLLWOOD ST, TAMPA, FL 33610-1628

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

LOT 7, BLOCK 8, RIVER GROVE ESTATES ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 75 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 9/8/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on 8/3/2026.

Victor D. Crist
Clerk of the Circuit Court
(SEAL) By: Jennifer Taylor
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000009531
August 14, 21, 2026 26-02916H

FIRST INSERTION

**NOTICE OF ACTION**
**Divorce by Publication**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW
**CASE NO.: 26-DR-004414**
**DIVISION: C**
**TAMEKA N. HARRIS,**
**Petitioner/Wife,**
**And**
**LLOYD HENRY STEPHENS, JR.,**
**Respondent/Husband.**

To: LLOYD HENRY STEPHENS, JR.,
Last Known Address: Unknown

YOU ARE NOTIFIED that an action for the dissolution of marriage has been filed by your wife, TAMEKA N. HARRIS. You are required to serve a copy of your written objections if any, to Tameka N. Harris, whose address is 3919 E. Henry Avenue, Tampa, Florida 33610 on or before SEPT. 14, 2026, and file an original with the Clerk of this Court either before service on Petitioner or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.

DATED on AUG - 7 2026.

VICTOR D. CRIST
CLERK OF COURT
& COMPTROLLER
(SEAL) BY: Martha Concilio
As Deputy Clerk

This instrument was prepared by
TAMEKA N. HARRIS
3919 E. Henry Avenue
Tampa, Florida 33610
Aug. 14, 21, 28; Sep. 4, 2026
26-02940H

--- ACTIONS ---

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-017602**
**CHANNING PARK PROPERTY OWNERS ASSOCIATION, INC.**
**Plaintiff, v.**
**TARA M. MITCHELL, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2**
**Defendants.**

TO: TARA M. MIRCHELL
17413 NEW CROSS CIRCLE
LITHIA, FLORIDA 33547

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on June 20, 2025, in Official Records Instrument #: 2025269161, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 17413 New Cross Circle, Lithia, Florida 33547
LEGAL: Lot 237, CHANNING PARK, according to plat thereof, as recorded in Plat Book 115, Page 9 through 59, of the Public Records of Hillsborough 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. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 8/27/2026, 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 22 day of July, 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 14, 21, 2026 26-02891H

FIRST INSERTION

**NOTICE OF ACTION**
**CONSTRUCTIVE SERVICE**
**NOTICE BY PUBLICATION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW
**Case No: 26-DR-000697**
**Division: C**
**IN THE MATTER OF: MARIANA YEAGER,**
**Petitioner, vs.**
**LINDA L. SUGGS,**
**Guardian of the minor child/ Maternal Grandmother, and**
**TIFFANY SUGGS,**
**Biological mother,**
**Collectively, Respondents.**

TO: Tiffany Nicole Suggs a/k/a
Tiffany Nicole Luna
Unknown birth father of Antonio A. Constanza (minor)

YOU ARE HEREBY NOTIFIED that an Amended Petition for Temporary Custody by Extended Family has been filed and commenced in this court and you are required to serve a copy of your written defenses, if any, to it on Derek T. Matthews, Esquire, attorney for Petitioner, whose address is 1091 East Brandon Blvd., Brandon, Florida 33511, and file the original with the clerk of the above styled court at 800 East Twiggs Street, Tampa, Florida 33602, before service on attorney for 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.

This notice shall be published once each week for four consecutive weeks in a newspaper

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.

Derek T. Matthews, Esquire
Florida Bar No.: 1000992
Matthews Law & Associates
1091 E Brandon Blvd
Brandon, FL 33511
(813)588-5305
Email:
dmatthews@matthewslawpa.com
and denise@matthewslawpa.com
Attorney for Petitioner
Aug. 14, 21, 28; Sep. 4, 2026 26-02925H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-005560**
**NATIONS DIRECT MORTGAGE, LLC,**
**Plaintiff, vs.**
**TRUDY A. PEIRCE A/K/A TRUDY PEIRCE; UNKNOWN SPOUSE OF TRUDY A. PEIRCE A/K/A TRUDY PEIRCE; VISTA CAY HOMEOWNERS ASSOCIATION, INC.; AFFORDABLE ROOFING SYSTEMS, INC.,**
**Defendant(s).**

TO: Trudy A. Peirce a/k/a Trudy Peirce
Residence Unknown
Unknown Spouse of Trudy A. Peirce a/k/a Trudy Peirce
Residence Unknown

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

LOT 6, BLOCK 13, VISTA CAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGES 93 THROUGH 100, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Street Address: 2823 Conch Hollow Drive, Brandon, Florida 33511

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 09/09/2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on AUG 04 2026.

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

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:26-400155
August 14, 21, 2026 26-02945H

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-000217**
**Freedom Mortgage Corporation**
**Plaintiff, vs.**
**Nely Martinez-Rosendo; Tatiana Maili Martinez-Rosendo; Berry Bay Village Community Association, Inc.; ISPC, Inc d/b/a ISPC**
**Defendants.**

TO: Nely Martinez-Rosendo and Tatiana Maili Martinez-Rosendo
Last Known Address: 3341 Blue Estuary Road, Wimauma, FL 33598

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

LOT 138, BERRY BAY SUBDIVISION VILLAGES J, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 145, PAGE 208, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 09/08/2026, 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 AUG 03 2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F03680
August 14, 21, 2026 26-02926H

FIRST INSERTION

**AMENDED NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**Case No. 26-CA-005659 Div. K**
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP4**
**Plaintiff vs.**
**THE ESTATE OF TEKLEBERHAN GEBRU A/K/A TEKELBERHAN GEBRU; ET AL.,,**
**Defendants**

TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
1306 N. McDill Ave
Tampa, FL 33607

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

LOTS 1 AND 2, BLOCK 2, OF MACFARLANE PARK SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 4.00 FEET OF LOT 1 FOR ROAD RIGHT OF WAY PURPOSES AND THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON THE SOUTHSIDE

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 9/8/2026, and file the original with the clerk of this court at 800 E. Twiggs Street, Tampa, Florida 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Dated on 8/3/2026

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

Gary Gassel, Esquire,
Law Office of Gary Gassel, P.A.
the plaintiff's attorney,
2191 Ringling Boulevard,
Sarasota, Florida 34237
August 14, 21, 2026 26-02950H

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-004839**
**ATHENE ANNUITY & LIFE COMPANY,**
**Plaintiff, v.**
**ONE HOUR HOUSE SOLUTIONS, LLC, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 16, 2026 and entered in Case No. 25-CA-004839 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ONE HOUR HOUSE SOLUTIONS, LLC, 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 15, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE NORTH 50.00 FEET OF LOT 12, BLOCK 34, MAP OF CAMPOBELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 2601 E 25TH AVE, TAMPA, FL 33605 (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 14, 21, 2026 26-02952H

FIRST INSERTION

**NOTICE OF ACTION**
**FORECLOSURE PROCEEDINGS-PROPERTY**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
**Case #: 26-CA-005449**
**DIVISION: A**
**Wells Fargo Bank, N.A.**
**Plaintiff, -vs.-**
**Kenneth W. Hunt II; Teresa P. Hunt a/k/a Teresa Ann Hunt; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**
**Defendant(s).**

TO: Kenneth W. Hunt, II: 1201 Ashwell Court, Valrico, FL 33594, Teresa P. Hunt a/k/a Teresa Ann Hunt: 1201 Ashwell Court, Valrico, FL 33594, Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s): 1201 Ashwell Court, Valrico, FL 33594, Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s): 1201 Ashwell Court, Valrico, FL 33594

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT 11 IN BLOCK 1 OF LAKEMONT, UNIT NO 4A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 48 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 1201 Ashwell Court, Valrico, FL 33594.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 9/14/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on 8/6/2026

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
26-335910 FC01 WEQ
August 14, 21, 2026 26-02935H

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-007199**
**GROW FINANCIAL FEDERAL CREDIT UNION,**
**Plaintiff, vs.**
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROLAND MALDONADO, 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 ROLAND MALDONADO, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

THE EAST 65 FEET OF THE WEST 195 FEET OF LOT 20 AND THE EAST 65 FEET OF THE WEST 195 FEET OF THE NORTH 10 FEET OF LOT 22, THE RIVIERA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 09/15/2026 /(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 AUG 10 2026.

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

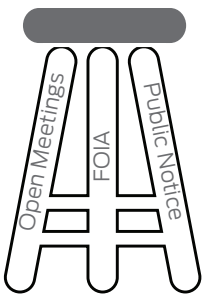
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-301660
August 14, 21, 2026 26-02920H

Q&A
**What is a public notice?**
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
The West Orange Times carries public notices in Orange County, Florida.
LV18237_V34

# Why Public Notice Should Remain in Newspapers

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

**three-legged stool**
**of government transparency**



**This is not about "newspapers vs the internet".**

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

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

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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**

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

**Publishing notices on the internet is neither cheap nor free**

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

## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It's Your Right to Know.

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

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

XNLV18187

# Newsprint is inherently superior to the internet for public notice

**because reading a newspaper is a serendipitous process.**

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

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

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

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

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

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

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

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

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

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

## Types Of Public Notices

### Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
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XNUV18187

# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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

## 1. Accessible

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

## 2. Archivable

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

## 3. Independent

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

## 4. Verifiable

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

## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
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### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
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## Stay Informed, It's Your Right to Know.

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

XNLV18187

# SUBSEQUENT INSERTIONS

## --- ESTATE / ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: I
**CASE NO.: 25-CA-011649**
**SECTION # RF**
**U.S. BANK NATIONAL ASSOCIATION,**
**Plaintiff, vs.**
**ANDREW ALLEYNE A/K/A ANDREW R. ALLEYNE JR.; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF ANDREW ALLEYNE A/K/A ANDREW R. ALLEYNE JR.; DAWN ALLEYNE; UNKNOWN TENANT**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 27 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/2 OF LOTS 5 AND 6, BLOCK 27, MAP OF SOUTH LINCOLN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 95, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 508 S JOHNSON ST, PLANT CITY, FL 33563

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 05 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
25-04983
August 7, 14, 2026 26-02873H

SECOND INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 24-CA-008851**
**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A,**
**Plaintiff, vs.**
**ROBERT S. WALTON A/K/A ROBERT SCOTT WALTON AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELAINE MARIE ROSS A/K/A ELAINE M. ROSS; et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 9, 2026 entered in Civil Case No. 24-CA-008851 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A is Plaintiff and ROBERT S. WALTON A/K/A ROBERT SCOTT WALTON AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELAINE MARIE ROSS A/K/A ELAINE M. ROSS; ROBERT S. WALTON A/K/A ROBERT SCOTT WALTON AS TRUSTEE OF THE ELAINE M. ROSS TRUST AGREEMENT DATED SEPTEMBER 3, 2013, AS AMENDED AND RESTATED JULY 25, 2019; ROBERT W. ROSS, III; BIANCO CUETO; JOHN W. STEELE; UNKNOWN BENEFICIARIES OF THE ELAINE M. ROSS TRUST AGREEMENT DATED SEPTEMBER 3, 2013, AS AMENDED AND RESTATED JULY 25, 2019; UNKNOWN SPOUSE OF JOHN W. STEELE; CLERK OF CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA; JOE PUGH; STATE OF FLORIDA DEPARTMENT OF REVENUE; LOGAN GATE VILLAGE CIVIC ASSOCIATION, INC.; UNKNOWN PARTIES IN POSSESSION #1, UNKNOWN PARTIES IN POSSESSION #2, IF LIVING, AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANTS, are Defendants.

The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on September 1, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

LOT 50, BLOCK 3, LOGAN GATE, VILLAGE PHASE IV, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 6803 Swain Ave, Tampa, FL 33625.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

DATED this 4th day of August, 2026.
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
BY: /s/ Mathew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
August 7, 14, 2026 26-02847H

SECOND 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, Natae; 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 - sellars, 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 - espaillat, 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 - Bransteitter, Roger; 604 - Perez, Dayana Figueredo; 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, Teenena; 0519 - royal, Shaq; 0532 - Lamar, Tikkia; 0557 - Cannington, Sandy; 0564 - Wedding, Michael; 0567 - Revere, 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.

August 7, 14, 2026 26-02786H

FOURTH INSERTION

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

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

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

Unit No. 803 of THE PARKSIDE OF ONE BAYSHORE, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 14991, Page 1645, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 19, Page 256, Public Records of Hillsborough County, Florida; together with an undivided interest or share in the common elements appurtenant thereto.

Parcel ID: A-24-29-18-82Y-000000-00803.0
Folio: 194606-0154
Property Address: 275 Bayshore Blvd., Unit 803, Tampa, Florida 33606

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

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

Witness my hand and the seal of this court on this 8th day of July, 2026.

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

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

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002687**
**Division A**
**IN RE: ESTATE OF**
**Doris C. Sempert**
**Deceased.**

The administration of the estate of Doris C. Sempert, deceased, whose date of death was April 20th, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

**Petitioner:**
**Kathleen Sempert Thompson**
c/o Law Offices of Mark F. Moss, P.A.
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
/s/ Mark F. Moss
Attorney for Petitioner
MARK F. MOSS, ESQ.
Florida Bar Number: 119573
Law Offices of Mark F. Moss, P.A.
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Telephone: (904) 329-7242
E-Mail 1: Service@markmosslaw.com
E-Mail 2: mark@markmosslaw.com
August 7, 14, 2026 26-02870H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-001519**
**Division A**
**IN RE: ESTATE OF**
**ROBERT EDWARD HAILEY**
**Deceased.**

The administration of the estate of Robert Edward Hailey, deceased, whose date of death was February 19, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 7, 2026.

**Personal Representative:**
**Janet Lynn Garber**
1609 Brunswick Road
Waynesboro, Virginia 22980
Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
August 7, 14, 2026 26-02867H

## --- PUBLIC NOTICES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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 - Montina, 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 - mcclendon, 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, Krishauna; 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 Rodriguez, 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, Jimisha; 1360 - Hudson, Amarue; 1362 - Comer, Janiah; 1366 - Sanders, Sharita; 1367- Williams, Jamal; 1396 - JOHNSON, SHIKEEMAR; 1400 - Napper, Katiaya; 1421 - Davis, Whitley; 1422 - brogle, Kyla; 1459 - Adnan, Rahmah; 1477 - norton, tumeka; 1500 - Kegler, Cheryl; 1535 - Jobe, Glenda
**PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277**
**Time: 10:50 AM**
**Sale to be held at www.storagetreasures.com.**
1010 - Marshall, Delores; 1029 - Djaballah, Karim; 1036 - Williams, Kevin; 1041 - Herrera, Jennifer; 1097 - Dumorney, Kemly; 1113 - dean, Jevonta; 1138 - Pullen, Nathaniel; 1144 - Sexton, Lauren A; 2091 - Vazquez, Martin; 2120 - rodriguez, Victor; 2121 - Bullard, Chris; 2125 - Dupree, Mackenzie; 2142 - Acree, Mariah; 2149 - Samson, Lashina; 2174 - Summers, Courtenay; 2191 - Lewis, Carter; 3024 - Brooks, Michael; 3025 - Morrison, KaShawna; 3048 - Bell, Tyra; 3058 - Bowman, Tomorrow; 3059 - III, Antonio Alvarez; 3095 - Jenkins, Destiny; 3116 - Cintron, Milmarie; 3132 - Franklin, Maverick; 3141 - Gonzalez, Lissette; 3149 - Brooks, Eula ; 3160 - Lacombe, Job; 3204 - Godwin, Dewayne; 3209 - LeBron, Hector
**PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129**
**Time: 11:00 AM**
**Sale to be held at www.storagetreasures.com.**
0149 - Carr, Mark; 0175 - Dorsey, Chelsea; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0418 - Pfenning, Azrael; 0512 - McCray, Stepfon; 0559 - Francia, Diana; 0563 - solo, Brianna; 0565 - Poveda Marmolejo, Jesus; 0605 - Llanes, Odalis; 0606 - iznaga, Adrian; 0663 - mcduffie, Sharon; 0702D - Fedrigo, Federico; 0704C - Mcintosh, Kyle; 0704E - Zubillaga, Andres; 0705C - Pendleton, Lyric; 0818 - Nina, Eliu; 1025 - Dixon, Damon; 1035 - Torres, Edgar; 1053 - Carmona, Sigmary; 1064 - Arroyo, Ginina; 1074 - BATISTA, YESENIA; 1107 - Ruiz, Alex; 1109 - JSM Contracting LLC Moore, John
**PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132**
**Time: 11:00 AM**
**Sale to be held at www.storagetreasures.com.**
A004 - Tanglewood South Services Tyson, Howard; A010 - weaver, teasia; A011 - Moon, Montra; A024 - Bellamy, Harvette; C011 - Diaz, Adan G; C016 - Stubbins, Rahakeem; C021 - Nitche, Theresa; C024 - hunter, Willie; C035 - Bemis, Michael; C051 - Mills, Kevin; C058 - Vickers, Tyesha; C060 - thomas, shavier; D001 - coffin, raven; D002 - McCathern, Vanessa; E001 - George, Jacqueline; E016 - Jordan, Timothy; E027 - Hunter, Julia; E029 - Major, Luciana; E030 - Davis, Gwendolyn; E050 - Johnson, demetrius; E052 - Connors, Dale; E078 - Andino, Brenda; E081 - Ivey, Lavetta; E086 - Johnson, Tawanda; E088 - warren, Shannon; E096 - Ahmed, Sifat; E114 - Nobles, Krizia; E147 - Smith, Terrance; E148 - STUART, DEMETRIUS; E157 - mcphail, Nathaniel; E164 - Davis, Eddie; E168 - Farrington, Thomas; E180 - Mcmillan, Jj; E200 - WilliamsMosley, Terri; F016 - Latson, Jonya; F021 - Pleickhadt, Michael; F052 - Gaines, Kimberly; F065 Cruz,Ammanda; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G061 - jean, Evenx; H014 - guzman, John; H039 - Rickets, Enrika; H041 - deak, rhonda; H051 - Perez, Carlos; H054 - porter, Rushawn; H063 - paul, joshua; J024 - Steel, Greg; J029 - Jr, Darrian Moore; J042 - Billups, Teranisha; J051 - Perichi, Xiomara; J056 - Williams, Richard; J061 - Thomas, Laquanza
**PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752**
**Time: 11:00 AM**
**Sale to be held at www.storagetreasures.com.**
0106 - Rao, Adarien; 0107 - III, Lucius Gibson; 0222 - III, Lucius Gibson; 0312 - MONTFLEURY, INDEL; 0319 - Cesar, Shanda; 0333 - Nales, Austin; 0428 - Burgin, Ollie Keeton; 0434 - AIC STRATEGIES Rao, Adarien; 1015 - Orellana, Jose; 1028 - Shepard, Celeste; 2028 - III, Lucius Gibson; 2035 - Agosto, Idimaris Rivera; 3056 - Burrows, Alicia; 3068 - Davis, Jessica; 3099 - Sepulveda, Reinaldo; 3137 - Berry, Daniele; 3148 - Russel, Rashad; 3169 - III, Lucius Gibson; 3212 - Rivera, Yasmine Fermin; 3213 - harris, Shakia; 3227 - Mummert, Annamarie; 3234 - Rodriguez, Linda
**PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139**
**Time: 11:10 AM**
**Sale to be held at www.storagetreasures.com.**
A0278 - Veal, Tony; A0340 - Pereda, Mariselle; A0403 - Brisita, Mildred; A0442 - Estrella, Maritza; A0447 - Johnson, Dallas; A0482 - Dallas, Jacoby; A0500 - Pierce, Thomas; A0570 - Muniz, Christopher; B0148 - Herrera, Noel; B0156 - Beck, Chris; B0158 - Beck, Chris; C0624 - Hayes, Josephine A; C0642 - Filer, Bridget; C0648 - Ortiz, Jacqueline; C0666 - canty, Shena; C0668 - Melendez Jr, Michael; C0689 - Walters, Paul; C0747 - perez, Ivis; C0752 - Benitez, Giovanna
**PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545, (813) 697-1898**
**Time: 11:50 AM**
**Sale to be held at www.storagetreasures.com.**
1009 - Lee, Starron; 113 - Volinski, Eric; 1147 - Mercedea, Neonshay; 1153 - Goerz, Frederick; 1157 - Sanchez, Andreina; 1165 - Alexander, Raul; 1218 - wallace, Jeff; 1220 - Wallace, Jason; 2025 - Taylor, Zarina; 2075 - Williams, Gabriel; 2223 - fraser, Heather; 2313 - Holland, Tammy Lorene; 2608 - stevens, Elizabeth

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 26-02795H

SECOND 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 - Narvarez, Joey; 0825 - SHAFI, MICHELE; 1127 - Leon, Niuvis Noda; 1140 - Disco Donuts LLC Zimmerman, Jonathan; 1506 - HERNANDEZ, JOHENDRYS; 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, Jammece; 1088 - Marquez, Jorge; A001 - King, Evelyn; A014 - Boyle, Shery A; C006 - MARTINEZ, BRIANA; C021 - Marcello, Thomas; C057 - Jackson, Jahmil; D029 - Valdez, Edel Rodrigiuez; 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, Cadarrius; 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 - Waltkins, 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 - Lipple, 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

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 26-02785H

SECOND 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 26-02787H

SECOND 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

## --- ACTIONS ---

THIRD 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 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

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
LV10241
Business Observer

--- ESTATE ---

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-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

SECOND 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

SECOND 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 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

**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

SECOND 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 MANUEL 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

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

SECOND 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 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

**MICHELLE BRAY**
**Personal Representative**
635 S.E. 17th St., Room 110A
Ocala, FL 34471
JAMES P. 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

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

THIRD 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 CHARLIE WOODEN Jr., deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against BLANCHE WOODEN THOMPSON, deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against ELIJAH THOMPSON JR., deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against SHALLNITA SYKES, deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against CATHERINE WOODEN MCKINLEY, deceased; the unknown heirs, beneficiaries, devisees, assignees, trustees, lienors, creditors, and all other parties claiming an interest by through under or against ANNIE RUTH MCKINLEY, 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 BENJAMIN CARL 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 LOUISE WOODEN PERRY, 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 number (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

SECOND 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 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.

**Personal Representative:**
**McKinley Glover IV**
1756 Portal Drive NW
Washington, DC 20012
Attorney for Personal Representative:
/s/ Robert A. O'Donnell
Robert A. O'Donnell
Florida Bar No. 1011567
O'Donnell Christopher LLP
Post Office Box 172538
Miami, FL 33017
Telephone: 305-640-8958
rodonnell@
odonnellchristopher.com
sdenny@odonnellchristopher.com
August 7, 14, 2026 26-02837H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND 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 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. 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.

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 August 7, 2026.

**Personal Representative:**
**Jacob Evan Fowler**
1201 Cardigan Street
Cedar Park , TX 78613
Attorney for Personal Representative:
Daniel A. Callahan, Esq.
FL Bar Number 0148768
1132 SE 3rd Ave,
Ft. Lauderdale, FL 33316
Email address:
callahanslaw@gmail.com
Phone number: (954) 524-2877
August 7, 14, 2026 26-02806H

THIRD 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 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

SECOND 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

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 8/29/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

| | | |
|---|---|---|
| A273 | Marshall-Jones, Charlette | Electronics, Furniture |
| B137 | Lewis, Shamekqua | Bedding, Boxes, Bags, Totes, Clothing, Furniture, Lamps, Toys |
| B165 | Ferreira, kayleen | Artwork, Baby Items, Boxes, Lamps |
| D109 | Vincoli, Charles | Totes, furniture, sports, tools, toys, bicycle, shelves |
| D127 | Cameron, Taylor | Boxes, Bags, Clothes, Electronics, Furniture, Lamps |
| B196 | Ryan, Tiffany | Boxes, Bags, Clothing |
| B170B | Cotto, Johnette | Baby Items, Boxes |
| D150 | Hippard, Michael | Appliances, Boxes, Electronics, Kitchenware, Furniture, Tools |
| D169 | Watley, Laila | Boxes |

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

August 7, 14, 2026 26-02839H

SECOND 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.

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.

**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

FOURTH INSERTION

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

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

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

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

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

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

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

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

VICTOR D. CRIST
Clerk of the Circuit Court
By: Sharon D. Dale
Deputy Clerk
July 24, 31; August 7, 14, 2026
26-02610H

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

--- SALES ---

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 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 SOUTHSHORE 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 recorded 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, 2026 26-02862H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
**CASE NO. 24-CA-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, 2026 26-02871H

SECOND INSERTION

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

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, 2026 26-02830H

SECOND INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
**Case No. 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 Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on September 16, 2026 at 10:00 AM.

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

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

Dated this July 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, 2026 26-02790H

SECOND 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
Telecopier: 813/221-4113
Attorney for the Plaintiff
August 7, 14, 2026 26-02775H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CA-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 that 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, 2026 26-02856H

Q&A

**Are internet-only legal notices sufficient?**

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

**VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com**

To publish your legal notice call: 941-906-9386

LV18237_V2

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. 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 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\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@raslg.com
23-103006 - NaP
August 7, 14, 2026 26-02832H

SECOND 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, 2026 26-02874H

--- SALES ---

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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 26-02810H

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. 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
22-05150FL
August 7, 14, 2026 26-02850H

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-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 thereof, 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

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL 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

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CA-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 SPOSUE 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 Sposue 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

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.: 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 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 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

Q&A

**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com**

To publish your legal notice Email: legal@businessobserverfl.com

LV18237_V14

--- SALES / ACTIONS ---

SECOND 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@fljud13.org

Dated at St. Petersburg, Florida this 3 day of August, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000011280
August 7, 14, 2026 26-02843H

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
**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
2026.07.29 13:30:15-04'00'
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1230-188B
Ref# 22050
August 7, 14, 2026 26-02812H

SECOND INSERTION

**NOTICE OF SALE**
IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 25-CC-002113**
**LOANHIVE RE LLC**
**Plaintiff, v.**
**PROPERTY VISION, INC.; PETER STURNIALO; MONIER RAHAL, TRUSTEE OF 505 MLK TRUST; OOAKI 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CA-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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CA-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 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: 3843.000257
August 7, 14, 2026 26-02821H

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 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

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

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

SECOND 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

SECOND INSERTION

**NOTICE OF ACTION**
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 26-CC-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 assessments lien recorded on February 9, 2023, in Official Records Instrument #: 2023054707, in the Public Records of Hillsborough County, on the following 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, according to the map or plat thereof, as recorded in Plat Book 96, Page(s) 7, of the Public Records of Hillsborough 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. Executive 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 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 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 ---

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-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

SECOND 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

SECOND 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 APPURTENANT 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

SECOND 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

SECOND 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 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
1221-167B
Ref# 20124
August 7, 14, 2026 26-02797H

SECOND 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 of 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 Hillsborough County, Florida, 800 East Twiggs Street, Tampa, Florida 33602, (813) 276-8100, on or before September 3, 2026 a date which is not less than 28 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 THIS 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, 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 at Tampa, Hillsborough County, Florida, on 7/29/2026.

VICTOR D. CRIST
Clerk of the Circuit Court
(SEAL) By: Jennifer Taylor
Deputy Clerk

August 7, 14, 21, 28, 2026
26-02846H

## --- PUBLIC NOTICES ---

SECOND 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

SECOND 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

SECOND 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 SSMFLAB111127, 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

SECOND 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

--- ACTIONS ---

SECOND 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
TO: Juan Carolos 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 PRESERVE PHASES 2, 3, AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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
1190-389B
Ref# 21113
August 7, 14, 2026 26-02792H

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-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

SECOND INSERTION

**NOTICE OF ACTION**
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 26-CC-013758**
**WEST MEADOWS PROPERTY OWNERS ASSOCIATION, INC.,**
**Plaintiff, v.**
**HARRISON ASTROQUIZA, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,**
**Defendants.**
TO: HARRISON ASTROQUIZA
8129 STONE PATH WAY
TAMPA, FLORIDA 33647

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on May 2, 2024, in Official Records Instrument #: 2024178460, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 8129 Stone Path Way, Tampa, Florida 33647
LEGAL:
Lot 4, Block 13, STONE RIDGE AT HIGHWOODS PRESERVE, a subdivision according to the plat thereof recorded in Plat Book 96, Pages 1-7, inclusive, of the Public Records of Hillsborough 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. Executive 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 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 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 26-02789H

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-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 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, 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

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-002051**
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2023-RPL1**
**Plaintiff, vs.**
**CHRISTOPHER C DOLCE A/K/A CHRISTOPHER DOLCE, et al.**
**Defendants.**
TO: UNKNOWN SPOUSE OF CHRISTOPHER C DOLCE A/K/A CHRISTOPHER DOLCE
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
14153 CITRUS CREST CIR
TAMPA, FL 33625
CHRISTOPHER C DOLCE A/K/A CHRISTOPHER DOLCE
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
14153 CITRUS CREST CIR
TAMPA, FL 33625

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 1, BLOCK 7 OF GUNN TOWNHOMES AS PER PLAT RECORDED IN PLAT BOOK 105, PAGES 138 TO 143, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

commonly known as 14153 CITRUS CREST CIR, TAMPA, FL 33625 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David 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
328202/2633174/wlp
August 7, 14, 2026 26-02805H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-003920**
**WELLS FARGO BANK, N.A.,**
**Plaintiff, VS.**
**AMPARO DELGADO A/K/A AMPARO D. ELGADO;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 SANTIAGO DELGADO A/K/A SANTIAGO M. DELGADO, 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 Santiago Delgado a/k/a Santiago M. Delgado, deceased
Last Known Residence: Unknown

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

LOT 8, BLOCK 1, COLONIAL VILLAGE SUBDIVISION UNIT I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, 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 09/02/2026, 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

SECOND INSERTION

**NOTICE OF ACTION**
(**formal notice by publication**)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-002472**
**IN RE: ESTATE OF FREDY SALVADOR RUIZ-RAMIREZ,**
**Deceased.**
TO: WILFREDO RUIZ-GOMEZ, Unknown

YOU ARE HEREBY NOTIFIED that Petition for Administration, Petition to Waive Bond of Personal Representative and Notice of Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: David W. Veliz, 630 North Wymore Road, Suite 330, Maitland, Florida 32751 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.

Signed on 7/28/2026.
As Clerk of Court
(SEAL) RYAN MARSH
As Deputy Clerk

First publication on: August 7, 2026
Petitioner's attorney,
David W. Veliz,
630 North Wymore Road, Suite 330,
Maitland, Florida 32751
August 7, 14, 21, 28, 2026
26-02818H

SECOND 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 L**
**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
26-02845H

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-005659 Div. K**
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP4**
**Plaintiff vs.**
**THE ESTATE OF TEKLEBERHAN GEBRU A/K/A TEKELBERHAN GEBRU; ET AL.,,**
**Defendants**
TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
1306 N. Mc Dill Ave
Tampa, FL 33607

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

LOTS 1 AND 2, BLOCK 2, OF MACFARLANE PARK SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 4.00 FEET OF LOT 1 FOR ROAD RIGHT OF WAY PURPOSES AND THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON THE SOUTHSIDE

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 9/7/2026, and file the original with the clerk of this court at 800 E. Twiggs Street, Tampa, Florida 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Dated on 7/31/2026
VICTOR D. CRIST
CLERK OF THE COURT
(SEAL) By: Jennifer Taylor
As Deputy Clerk

Gary Gassel, Esquire,
Law Office of Gary Gassel, P.A.
the plaintiff's attorney,
2191 Ringling Boulevard,
Sarasota, Florida 34237
August 7, 14, 2026 26-02836H

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-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 for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 09/08/2026 /(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 AUG 03 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
26-405519
August 7, 14, 2026 26-02841H