

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 MarkWell Bookkeeping located at 125 W Hollywood St in the City of Tampa, Hillsborough, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of August, 2026

Mark T. Wells

August 28, 2026	26-03144H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MCM Artistry located at 11507 Dr Martin Luther King Jr Blvd PO Box 9 in the City of Mango, Hillsborough, FL 33550 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of August, 2026

Madison Campbell

August 28, 2026	26-03153H
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FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that AI SPEAKLY, LLC, OWNER, desiring to engage in business under the fictitious name of SPYPUBLIC located at 3225 MCLEOD DRIVE, STE 100, LAS VEGAS, NEVADA 89121 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 28, 2026	26-03143H
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FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Blue Line RV Service LLC, desiring to engage in business under the fictitious name Blue Line RV & Trailer Service located at 18801 N Dale Mabry Hwy Ste 1126, Lutz, FL 33548, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 28, 2026	26-03114H
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FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Thursday September 17, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

Location 1: US Storage Centers - Tampa, located at 1108 Skipper Rd, Tampa, FL, 33613

W0008 - Juan Perez

C0016 - Mohamed Hadji

W0035 - Vanesha Lavonne Jones

T0012 - Cynthia Dejesus

K0003 - Kentrelle Hatcher

Location 2: US Storage Centers - Tampa - Hillsborough, located at 2119 W Hillsborough Ave, Tampa, FL, 33603

2008 - Lizandro Jesus Gonzalez Ramirez

C106 - Noemi Vasquez

1060 - Danna Haydar

2149 - Joy Mildred Gooden

2053 - Sonia Perez

1100 - Noemi Vasquez

D100 - Alanna Henry

2140 - Cody Cooper

3141 - Kenneth JIMENEZ

D505 - Benito Gonzalez

D136 - Michael Wallace

2172 - Richard Rodriguez

D149 - Pamela Christine Shaughnessy

3134 - Craig Anthony Brandon

D141 - Helen Ravelo

2055 - Louis Llovio

Aug. 28; Sep. 4, 2026	26-03087H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of GPR PROS located at 14911 Pennington Road in the City of Tampa, Hillsborough, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of August, 2026

Aviad Yehuda

August 28, 2026	26-03122H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of REBELIA located at 3026 West Walnut Street in the City of Tampa fl, Hillsborough, FL 33607-3240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of August, 2026

Isis De las cuevas

Isis De las cuevas

August 28, 2026	26-03154H
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FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that ANGELA M SCALZO will engage in business under the fictitious name AMS CUSTOM DESIGN, with a physical address 7613 S Wall St Tampa, FL 33616, with a mailing address 7613 S Wall St Tampa, FL 33616, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

August 28, 2026	26-03139H
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FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/11/2026 at 10:30 a.m., the following property will be sold at public auctionpursuant to F.S. 715.109: A 2010 HRT0 mobile home bearing vehicle identification numbers H402482GR and H402482GL, and all personal items located inside the mobile home. Last Tenant: Daniel James Hepler. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

Aug. 28; Sep. 4, 2026	26-03163H
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FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MB&S Accent Studio located at 7705 S Mascotte St, in the County of Hillsborough, in the City of Tampa, Florida 33616 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 22nd day of August, 2026.

Andrea Stecker

August 28, 2026	26-03119H
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FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage treasures.com on 09/17/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT	NAME	CONTENTS
024	Curtis Baker	Boxes, tools, shelving
100	Keiyetta Tyson	Boxes, TV
205	Tami Alvarez	Furniture, electronics, appliances
221	Precious Williams	Furniture, appliances
443	Daniel Cherry	Furniture, guitar
602	Dominique Cubas	Boxes, baby items,
636	Tiffany Matondo	Bags
836	Ronald Anderson	Furniture, electronics, TV
879	Efilly Ortiz	Furniture, collectibles, boxes
908	Efilly Ortiz	Boxes, collectibles, TV

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

August 28; September 4, 2026	26-03091H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 1 Natural Sista Loc Studio located at 7901 4th St. N. Ste 300 in the City of St. Petersburg, Hillsborough, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of August, 2026

Karen Farris

August 28, 2026	26-03084H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TAPTHETRADES.COM located at 6611 THACKSTON DRIVE in the City of RIVERVIEW, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of August, 2026

TAPMYTRADES.COM LLC

August 28, 2026	26-03109H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Loyal Crumb located at 14738 Heronglen Drive in the City of Lithia, Hillsborough, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of August, 2026

Natalie Kronjaeger

August 28, 2026	26-03152H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Polymath General Consulting located at 5205 Serena Drive in the City of Temple Terrace, Hillsborough, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2026

Patrick Paterson

Patrick Paterson

August 28, 2026	26-03161H
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FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Olive Branch Accounting located at 501 W Warren Ave, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 22nd day of August, 2026.

FERN TAX RETURNS LLC

August 28, 2026	26-03118H
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FIRST INSERTION

UNIT	NAME	CONTENTS
024	Curtis Baker	Boxes, tools, shelving
100	Keiyetta Tyson	Boxes, TV
205	Tami Alvarez	Furniture, electronics, appliances
221	Precious Williams	Furniture, appliances
443	Daniel Cherry	Furniture, guitar
602	Dominique Cubas	Boxes, baby items,
636	Tiffany Matondo	Bags
836	Ronald Anderson	Furniture, electronics, TV
879	Efilly Ortiz	Furniture, collectibles, boxes
908	Efilly Ortiz	Boxes, collectibles, TV

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

August 28; September 4, 2026	26-03091H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mobile RV Maintenance located at 1971 W. Lumsden Road #148 in the City of Brandon, Hillsborough, FL 33511-8820 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of August, 2026

Brian Keith Richardson

August 28, 2026	26-03148H
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FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/11/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 OAKB mobile home bearing vehicle identification number 10L15203 and all personal items located inside the mobile home. Last Tenant: Pedro Emmanuel Perez Rodriguez and Virgen Maria Perez Santos. Sale to be held at: Riverlawn Manufactured Home Community, 8215 Stoner Road, Lot No. 545, Riverview, Florida 33569, Telephone: 727-642-7391.

Aug. 28; Sep. 4, 2026	26-03159H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kingdom Creations by Eblin located at 4053 Gunn Hwy in the City of Tampa, Hillsborough, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of August, 2026

Ed Jurewicz

August 28, 2026	26-03108H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Volao Auto Touchup located at 5569 Pine Street, 4 in the City of Seffner, Hillsborough, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of August, 2026

Arianna Toribio Solorzano

Arianna Toribio Solorzano

August 28, 2026	26-03083H
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FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Camden Palm River located at 2800 Post Oak Blvd., Suite 2700 in the County of Hillsborough, City of Houston, Texas 77056 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tallahassee, Florida, this 19th day of August, 2026.

Camden Palm River, LLC

August 28, 2026	26-03104H
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FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage treasures.com on 09/17/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3211	Robertson, Rasheed	Baby items, boxes, totes, electronics, kitchenware, furniture
Unit 3202	Henriquez, Jack	Wall art, Books, boxes, bags, totes, furniture
Unit 2134	Hernández ollet, Yhen Carlos	Boxes, bags, totes
Unit 1047	Owen, Andrew	Furniture
Unit 3030	Gray, Michael	Boxes, bags, totes, furniture
Unit 3069	Pedalino, Nina	Totes, household items
Unit 1063	Cambria, Regina	Boxes, bags, totes, household items
Unit 3049	Reed, Kevin	Art, tools, baby items, boxes, totes, electronics, furniture
Unit 2131	Shields, Johnathan	Boxes, bags, totes, furniture, electronics

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

August 28; September 4, 2026	26-03093H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ByJazmin Shop located at 4006 Garden Ln in the City of Tampa, Hillsborough, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of August, 2026

Cruz Jazmin Tapia Garcia

August 28, 2026	26-03082H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TABETHIA SHAWNTAE BYERS located at 9824 SAGE CREEK DR in the City of RUSKIN, Hillsborough, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of October, 2024

Tabethia-shawntae

August 28, 2026	26-03107H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of iFLY Tampa located at 10654 Palm River Rd in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of August, 2026

SkyGroup Investments

August 28, 2026	26-03151H
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FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of MC Squared, located at 5911 Breckenridge Pkwy, in the city of Tampa, FL, 33610, 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: ACES North America, LLC

August 28, 2026	26-03089H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ANCHOR & COMPASS BOOKKEEPING ADVISORS located at 4314 SOUTHPARK DR in the City of TAMPA, Hillsborough, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2026

ANCHOR & COMPASS

BOOKKEEPING ADVISORS, LLC

August 28, 2026	26-03162H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Break Bound located at 1806 E Navajo Ave in the City of Tampa, Hillsborough, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of August, 2026

Joan Villegas

August 28, 2026	26-03106H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Evergreen Direct Primary Care located at 416 Loch Devon Dr in the City of Lutz, Hillsborough, FL 33548 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of August, 2026

Ritchie Health, LLC

Tera Ritchie, AMBR

August 28, 2026	26-03129H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BECCAS located at 224 Franklin #19 in the City of Hewlett, Nassau, NY 11557 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2026

BECCAS HOME LLC

Elliot Schwarz, Manager

August 28, 2026	26-03124H
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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Pop Up Golf located at 3018 Albion Walk Pl in the City of Valrico, Hillsborough, FL 33596 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of August, 2026

PCGM Industries, LLC

Carla Marquez

August 28, 2026	26-03123H
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FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Lash Resort and Brow Studio located at 2908 W Gandy Blvd Ste D, in the County of Hillsborough, in the City of Tampa, Florida 33611 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 25th day of August, 2026.

JJGKT LASH & BROW LLC

August 28, 2026	26-03149H
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SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE BUSINESS COMMUNITY

Business Observer

--- PUBLIC NOTICES ---

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the South Bay Community Development District will hold their regular meetings for the **Fiscal Year 2026-2027 at the Antigua Cove Clubhouse, 3061 Bermuda Sloop Circle, Ruskin, FL 33570 at 4:00 p.m.** on the 1st Wednesday of each month unless otherwise indicated as follows:

- October 7, 2026
- November 4, 2026
- December 2, 2026
- January 6, 2027
- February 3, 2027
- March 3, 2027
- April 7, 2027
- May 5, 2027
- June 2, 2027
- July 7, 2027
- August 4, 2027
- September 1, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”) and meeting information, including the agenda, will be posted on the District’s website, www.sbaycdd.org, in advance of the meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Brian Young, District Manager
August 28, 2026

26-03070H

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF
THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Waterset Central Community Development District (the “District”) will hold a Special Meeting (the “Meeting”) of its Board of Supervisors (the “Board”) on September 9, 2026, at 10:00 a.m. at The Waterset Club located at 7231 Paradiso Dr, Apollo Beach, Florida 33572.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the “District Manager’s Office”) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Stephanie DeLuna, District Manager
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
August 28, 2026

26-03073H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 09/21/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: DLANDINO AUTOLOGISTIC LLC 3CZRZ1H71RM757739 2024 HOND 11295.73 MV#: MV116337 LOCATION: 743 CALICO SCALLOP ST, RUSKIN, FL 33570 /
NAME: JORDAN AUTO SALES LLC 3MW5R1J01M8B72899 2021 BMW 12179.69 TEL: 813-697-1791 MV#: MV109530 LOCATION: 1104 S 78TH ST, TAMPA, FL 33619 /
FONTENANCY AUTO REPAIR LLC 2HGFE2F20TH542006 2026 HOND 13230.01 TEL: 813-697-1791 MV#: MV112428 LOCATION: 10202 WESTBRANCH CT, TAMPA, FL 33615 /
FAST SERVICES FLORIDA LLC KL77LGE28RC190812 2024 CHEV 12593.60 / 5YFB4MDE2RP145389 2024 TOYT 13559.78 TEL: 813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 /
NAME: TAMPA TRUCK PROS LLC KMHRC8A30RU315811 2024 HYUN 14040.58 TEL: 813-697-1791 MV#:MV109532 LOCATION: 6901 E BROADWAY AVE, TAMPA, FL 33619 /

TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN “AS IS” CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/
August 28, 2026

26-03121H

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 23rd day of September, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Demoss, Destiny C. BOXES, AWNING FRAME, BEADING MATERIAL, KARAOKE AMPLIFIER, CEILING FAN, MISC ITEMS; Lopez, Mariajose BEDS, BOXES, TOTES, BAGS, EXPRESSO MAKER, NINJA GRILL, VACUUM, DRESSERS, CARPET CLEANER, FOOD PROCESSOR, TV, MISC ITEMS; Demos, John (2) BICYCLES, MILWAUKE LIGHT, WASHER, DRYER, COOLER, TOOLS MISC ITEMS; Washington, Stefanie MICROWAVE, SMALL PORTABLE BED FRAME AND MATTRESS, DRESSER, TOTES, PRESSURE WASHER, OTTOMAN, LAMP, AREA RUGS, VACUUM, MISC ITEMS; Humphrey, Stephanie DRESSERS, MINI FRIDGE, TABLES, BED, MATTRESS, CHILDS WICKER CHAIR, DUTCH OVEN, MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.
August 28; September 4, 2026

26-03088H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
BELMONT COMMUNITY DEVELOPMENT DISTRICT
FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Belmont Community Development District will hold their regular meetings for the **Fiscal Year 2026-2027 at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598 at 10:00 a.m.** on the 3rd Wednesday of each month unless otherwise indicated as follows:

- October 21, 2026
- November 18, 2026
- December 16, 2026
- January 20, 2027
- February 17, 2027
- March 17, 2027
- April 21, 2027
- May 19, 2027
- June 16, 2027
- July 21, 2027
- August 18, 2027
- September 15, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood, District Manager
August 28, 2026

26-03071H

FIRST INSERTION

REQUEST FOR PROPOSAL

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

RFP #25-17
Elevator and Escalator Replacement, Raymond James Stadium
MANDATORY PRE-PROPOSAL MEETING
Wednesday, September 9, 2026 at 10am
(Entrance B/Coff Himes Avenue - Raymond James Stadium – East Club)
This meeting will be in-person and hosted online via MS Teams
RFP DUE DATE
Tuesday, September 22, 2026 not later than 10am

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

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

Dated in Tampa, Florida this 12th Day of August 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
August 28, 2026

26-03074H

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on September 10, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The 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, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 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.

Stephanie DeLuna, District Manager
August 28, 2026

26-03072H

FIRST INSERTION

Notice of Date Change for the Workshop Meeting
Easton Park Community Development District

A workshop meeting of the Board of Supervisors of the Easton Park Community Development District will be held on **September 3, 2026, at 4:30 p.m. at the Heritage Isles Golf & Country Club, 10630 Plantation Bay Drive, Tampa, Florida 33647.**

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence upon which the appeal is based

Christina Newsome, District Manager
August 28, 2026

26-03099H

FIRST INSERTION

NOTICE OF MEETINGS
VENTANA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Ventana Community Development District** will hold their meetings for **Fiscal Year 2027 at 6:00 p.m. at the Ventana Clubhouse, 11101 Ventana Groves Blvd., Riverview, FL 33578, on the second Wednesday of each month as follows (*Exceptions Noted):**

- October 14, 2026
- November 12, 2026 (*Exception)
- December 9, 2026
- January 13, 2027
- February 11, 2027 (*Exception)
- March 10, 2027
- April 14, 2027
- May 12, 2027
- June 9, 2027
- July 14, 2027
- August 11, 2027
- September 8, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, 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
Ventana Community Development District
August 28, 2026

26-03112H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 9/17/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

4-54	Dominique Campbell	Household Goods
14-187	Danielle Vigliarolo	Cabinet, Boxes, Clothing, Furniture, Lamps
A-278	Jessica Morrison	Boxes, Furniture, Medical Supplies
A-315	Willie Ragins	Boxes, Furniture, Tire, Snake Tank
A-323	Mercedes Kennedy	Appliances, Baby Items, Bedding, Boxes, Kitchenware, Furniture
A-335	Kala Miller	Cabinet, Furniture, Mini Fireplace, Vacuum, Toys
B-430	Charles Johnson	Books, Clothing, Furniture, Sports, Tools
B-481	BRADY MATTHEW	Books, Boxes, Bags, Furniture, Bike. Tools
C-608	Justin Elder	Boxes, Totes, Furniture, Sports
C-612	Alysha Williams	Bedding, Boxes, Tools
C-552	Brian massa	Baby Items, Boxes, Bags, Totes, Clothing, Tires, Exercise Bike
C-574	Betty Hall / Betty Ford	Boxes, Totes
C-593	Gary Harris	Boxes, Clothing, Instruments, Tools, Toys
D-753	Reyes Aguilera	Tire, Christmas Decorations, Suite Cases, Car Parts
D-777	Judith Soto	Cabinets, Furniture
D-789	Justin Moulton	Kitchenware, Furniture, Signs, Air Fryer
G-814	Maria Burgos	Bedding, Boxes, Totes, Tools, Ladder
G-822	Lacey Parrish	Baby Items, Bedding, Boxes, Kitchenware, Furniture, Toys, Bike
X-30	Charles Johnson	R/V Camper Vin: 1K52KBN2872023493

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

August 28; September 4, 2026

26-03092H

FIRST INSERTION

Notice of FY 2026/2027 Meeting Schedule
Hawk's Point Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the Hawk's Point Community Development District are scheduled to be held at 5:30 p.m. at the Hawk's Point Clubhouse, 1223 Oak Pond Street, Ruskin, Florida, as follows:

- October 20, 2026
- November 17, 2026
- December 15, 2026
- January 19, 2027
- February 16, 2027
- March 16, 2027
- April 20, 2027
- May 18, 2027
- June 15, 2027
- July 20, 2027
- August 17, 2027
- September 21, 2027

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or (321) 263-0132 extension 398, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Vesta District Services at (321) 263-0132 extension 398 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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.

Barry Jeskewich, District Manager
August 28, 2026

26-03098H

PUBLIC NOTICES / ESTATE---

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS'

The Board of Supervisors (the “Board”) of the Encore Community Development District (the “District”) will hold the regular meeting of the Board of Supervisors on **September 10, 2026, at 1:30 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602.** 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.

Encore Community Development District
Rachel Welborn, District Manager
August 28, 202626-03160H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-2931
Division A
IN RE: ESTATE OF
ROY JACKSON GREEN
Deceased.

The administration of the estate of Roy Jackson Green, deceased, whose date of death was June 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 28, 2026.

Personal Representative:
/s/ Matthew Scott Ross
Matthew Scott Ross
77 Keeneland Drive
Huntington, WV 25705

Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert, Esquire
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
Aug. 28; Sep. 4, 202626-03156H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-002724
Division A
IN RE: ESTATE OF
DIANE LYNN SMART
a/k/a DIANE L. KLINE
Deceased.

The administration of the estate of DIANE LYNN SMART, deceased, whose date of death was June 18, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
LISA ARMAGOST
6360 Falcon Way
Warsaw, MN 55087

Attorney for Personal Representative:
Mary E. Trask
E-mail Addresses:
metesq@yahoo.com,
trasklaw@gmail.com
Florida Bar No. 10927
Trask Law
16500 Burnt Store Road Suite A-104
Punta Gorda, Florida 33955
Telephone: (941) 916-4082
Aug. 28; Sep. 4, 202626-03079H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 26-CP-002294
IN RE: ESTATE OF
MADELINE PEPE,
Deceased.

The administration of the Estate of MADELINE PEPE, deceased, whose date of death was 3/4/2026, Case Number 26-CP-002294, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg 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 28 day of August 2026

Personal Representative:
JOSEPH PEPE,
17826 Green Willow Drive,
Tampa, FL 33647

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
Aug. 28; Sep. 4, 202626-03158H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-002743
Division A
IN RE: ESTATE OF
JOANNE P. ANSELMO
Deceased.

The administration of the estate of JOANNE P. ANSELMO, deceased, whose date of death is July 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
NOAH ANSELMO
31939 Tally Ho Lane
Wesley Chapel, Florida 33543

Attorney for Personal Representative:
/s/ Myrna Serrano Setty
Myrna Serrano Setty
E-mail Addresses:
mss@serranosetty.com,
info@serranosetty.com
Florida Bar No. 110636
The Law Firm of Myrna Serrano Setty, P.A.
PO Box 145
Lutz, Florida 33548
Telephone: 813-902-3189
Fax: 813-501-1405
Aug. 28; Sep. 4, 202626-03142H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
Probate Division
File No.: 26-CP-002736
IN RE: ESTATE OF
EDWARD P. MALONSON
A/K/A EDWARD MALONSON
Deceased.

The administration of the estate of Edward P. Malonson a/k/a Edward Malonson, deceased, whose date of death was July 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 401 N Jefferson St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
Ronald J. Malonson
6805 Vance Rd.

Kernersville, North Carolina 27284
Attorney for Personal Representative:
Deanne Torres, Esq., Attorney
Florida Bar Number: 0012190
LULICH & ATTORNEYS, P.A.
1069 Main Street
Sebastian, FL 32958
Telephone: (772) 589-5500
Fax: (772) 589-8800
E-Mail: deanne@lulich.com
Secondary E-Mail:
eservice@lulich.com
Aug. 28; Sep. 4, 202626-03127H

FIRST INSERTION

NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 9/17/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

B203	Bautista, Saul	Appliances, Bedding, Boxes, Bags, Clothing, Toys
B221	William-Smith, Toynetta	Mattress, boxes, bags, clothing, electronics, furniture, lamps
C025	Adkins, Rebekah	Baby Items, Mattresses, Boxes, Clothing, Toys
B096	Marshall, Rebecca	Artwork, Bedding, Boxes, Bags, Clothing
A077	Delacruz, Valery	Furniture
A131	Gonzalez, Anthony	Electronics, Speakers
A201	Anderson, Kayla	Appliances, boxes, bags, totes, computers, electronics, furniture
A279	Asous, Lara	Totes, clothing, Books, bags
A015	Wooten, Kayla	Artwork, boxes, kitchenware, furniture, lamps
A351	Carrigan, Cameron	Artwork, Mattress, Boxes, Bags, Totes, Furniture, Outdoors
B111	Herbert, Daiquan	Bag, Extension Cord, Trashcan Wheelbase
D110	williams, christopher	Appliances, Bedding, Furniture

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 28; September 4, 202626-03090H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-002860
Division A
IN RE: ESTATE OF
GARY W. MOORCROFT, AKA
GARY WILLIAM MOORCROFT
Deceased.

The administration of the estate of GARY W. MOORCROFT, AKA GARY WILLIAM MOORCROFT, deceased, whose date of death was May 21, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
THE BANK OF TAMPA
By: Sarah Schelling Peet
Senior Vice President and
Senior Trust Officer

601 Bayshore Boulevard, Suite 960
Tampa, Florida 33606
Post Office Box One
Tampa, Florida 33601

Attorney for Personal Representative:
THOMAS D. SIMS
Florida Bar No. 61209
JOHNSON POPE BOKOR RUPPEL & BURNS, LLP
360 Central Avenue,
Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
E-mail Address: tsims@jpfirm.com
Secondary E-mail:
angelam@jpfirm.com
Aug. 28; Sep. 4, 202626-03077H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-002969
Division Probate
IN RE: ESTATE OF
RONALD ALLAN SCHNEPPER
Deceased.

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

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
Victoria S. Neeley
15238 Surrey House Way
Centreville, Virginia 20120

Attorney for Personal Representative:
s/ John A. Richert
John A. Richert, Esq.
Attorney for Victoria S. Neeley
Florida Bar Number: 106613
Richert Quarles P.A.
5801 Ulmerton Road,
Suite 100
Clearwater, Florida 33760
Telephone: (727) 235-6461
E-Mail: john@rq.law
Secondary E-Mail: emina@rq.law
Aug. 28; Sep. 4, 202626-03155H

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
FILE NUMBER:
26 CP 002483
DIVISION: B
IN RE: ESTATE OF
THOMAS EARL FAGG, SR.,
A/K/A THOMAS E. FAGG, SR.
DECEASED

The administration of the estate of Thomas Earl Fagg, Sr., a/k/a Thomas E. Fagg, Sr., deceased, whose date of death was May 9, 2026, and whose Social Security Number is XXX-XX-6886, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are

Tabitha Skeens
3707 Pierce Harwell Loop
Plant City, FL 33565
Attorney for Personal Representative
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
(813) 634-5566
Florida Bar Number 265853
donald@linskylaw.com
Aug. 28; Sep. 4, 202626-03128H

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002752 Division A IN RE: ESTATE OF CARROLL ADAMS STEVENS a/k/a STEVE STEVENS, Deceased. The administration of the estate of CARROLL ADAMS STEVENS, also known as STEVE STEVENS, deceased, whose date of death was April 13, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 28, 2026 WILLIAM WRIGHT STEVENS Personal Representative 11338 Minaret Drive Tampa, FL 33626 JAMES P. HINES JR., ESQ Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: dbarroso@hnh-law.com Aug. 28; Sep. 4, 2026 26-03097H

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002531 Division B IN RE: ESTATE OF: MARY H. ROEDER Deceased. The administration of the Estate of MARY H. ROEDER, deceased, whose date of death was March 5, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211. All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE	LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is August 28, 2026. Personal Representative: Scott A. Roeder 14210 Briarthorn Drive Tampa, FL 33625 Attorney for Personal Representative: Stephen D. Hayman, Esq. 6605 Gunn Highway Tampa, FL 33625 FBN: 0113514 Ph: (813) 968-9846 Fax: (813) 963-0864 Primary E-Mail: Stephen@sdhayman.com Secondary E-Mail: info@sdhayman.com Aug. 28; Sep. 4, 2026 26-03096H

FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION FILE NUMBER: 26-CP-002742 DIVISION: A IN RE: ESTATE OF KAREN LOUISE KLEIN 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 Karen Louise Klein, deceased, file Number 26-CP-002742, 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 George E. Klein 1010 American Eagle Boulevard Apt 309 Sun City Center, FL 33573 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 28, 2026. Person Giving Notice George E. Klein 1010 American Eagle Boulevard Apt 309 Sun City Center, FL 33573 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 Aug. 28; Sep. 4, 2026 26-03103H

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002874 IN RE: ESTATE OF ROMAN KRAMER Deceased. The administration of the estate of Roman Kramer, deceased, whose date of death was July 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 28, 2026. Olga Kramer Personal Representative 9214 Oak Pride Court Tampa, FL 33647 Rebecca C. Bell Attorney for Personal Representative Email Address: rebecca@delzercoulter.com Florida Bar No. 0223440 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Aug. 28; Sep. 4, 2026 26-03157H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-000901 SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. BERIT E. FINELLI, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF KIRSTEN DOROTHEA YOCOM, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 23-CA-000901 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and BERIT FINELLI; BERIT E. FINELLI; STEPHEN FINELLI; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THORSTEN C. YOCOM, DECEASED; STATE OF FLORIDA, DEPARTMENT OF REVENUE; THE RYLAND GROUP, INC; ALEXANDRA BENALCAZAR-YOCOM; NIEL YOCOM 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 15, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 21, OF MIRA LAGO WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 84, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.	Property Address: 1514 MIRA LAGO CIRCL, RUSKIN, FL 33570 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@fjud13.org Dated this 19 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: fmail@raslg.com By: /s/Michael DeVincent Michael DeVincent, Esquire Florida Bar No. 1070938 Communication Email: mdevincent@raslg.com 22-065213 - NaP Aug. 28; Sep. 4, 2026 26-03131H

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. 22-CA-007371 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. MONICA E MACK AND MORRISON K. MACK, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 01, 2023, and entered in 22-CA-007371 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and MONICA MACK; MORRISON K MACK; SOUTH BAY LAKES HOME-OWNER'S ASSOCIATION, INC.; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST 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 15, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 27, BLOCK 1, SOUTH BAY LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 12113 CITRUS LEAF DRIVE, GIBSON-	TON, FL 33534 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@fjud13.org Dated this 19 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: fmail@raslg.com By: /s/Michael DeVincent Michael DeVincent, Esquire Florida Bar No. 1070938 Communication Email: mdevincent@raslg.com 22-033705 - NaP Aug. 28; Sep. 4, 2026 26-03130H

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002263 Division: U IN RE: ESTATE OF: PATRICK GEORGE WILLIAMSON Deceased. The administration of the Estate of PATRICK GEORGE WILLIAMSON, deceased, whose date of death was October 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211. All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE	LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is August 28, 2026. Personal Representative: Lillian Diane Williamson 1101 Lenna Avenue Seffner, FL 33511 Attorney for Personal Representative: Stephen D. Hayman, Esq. 6605 Gunn Highway Tampa, FL 33625 FBN: 0113514 Ph: (813) 968-9846 Fax: (813) 963-0864 Primary E-Mail: Stephen@sdhayman.com Secondary E-Mail: info@sdhayman.com Aug. 28; Sep. 4, 2026 26-03095H

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002799 IN RE: ESTATE OF MICHAEL ANGELO WILSON, Deceased. The administration of the estate of MICHAEL ANGELO WILSON, 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 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 representatives have no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 28, 2026. ANN MARIE WILSON Personal Representative 3521 N. 25th Street Tampa, FL 33605 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: ntsservice@hnh-law.com Aug. 28; Sep. 4, 2026 26-03078H

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-002211 SECTION # RF LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. AL WILLIAM ROBAINA; FIVE STAR GENERAL CONTRACTING AND ROOFING, LLC; THE HOME DEPOT; VIVIAN ROBAINA 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 17 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 67, BLOCK 22, REVISED PLAT OF APOLLO BEACH UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 98, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 744 GRAN KAYMEN WAY, APOLLO BEACH, FL 33572 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY	REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 20 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 25-03495 Aug. 28; Sep. 4, 2026 26-03101H

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-012522 PennyMac Loan Services, LLC, Plaintiff, vs. Edward E. Patterson Sr., et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-012522 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Edward E. Patterson Sr.; Beverly A. Patterson; Sun City Center Community Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 22nd day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK "C", SUN CITY CENTER UNIT 35, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: U-07-32-20-2X0-C00000-00001.0 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 24th 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-F02770
Aug. 28; Sep. 4, 2026 26-03137H

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 26-CC-016226 THE GRAND RESERVE CONDOMINIUM ASSOCIATION AT TAMPA, INC. Plaintiff, vs. FOX RE INVESTMENTS LLC; UNKNOWN TENANT(S), Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 26-CC-016226 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as: Unit 4513, of THE GRAND RESERVE CONDOMINIUM AT TAMPA, FLORIDA, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereto as recorded in Official Records Book 16005, Page 672, as amended from time to time, the Public Records of Hillsborough County, Florida. PARCEL NO.: 024202-9842 ("Property") Property Address: 8607 Fancy Finch Dr. Unit 102, Tampa, FL 33614 at public sale, to the highest and best bidder for cash at 10:00 a.m. on Octo-

ber 9, 2026. The sale shall be conducted online at <http://www.hillsborough.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 24th day of August 2026.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service: pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ D. Jefferson Davis
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
D. Jefferson Davis,
Florida Bar No.: 0073771
10472-016
Aug. 28; Sep. 4, 2026 26-03115H

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 29-2024-CA-007406 Division O RESIDENTIAL FORECLOSURE U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, vs. JANET SELINA GORDON A/K/A JANET GORDON, CYNTHIA JOYCE THOMAS, ROSIE LEE KIRKLAND, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF ROBERT L. GORDON A/K/A ROBERT LEE GORDON DECEASED, LARRY CHARLES GORDON, UNKNOWN SPOUSE OF JANET SELINA GORDON A/K/A JANET GORDON, UNKNOWN SPOUSE OF CYNTHIA JOYCE THOMAS, UNKNOWN SPOUSE OF ROSIE LEE KIRKLAND, UNKNOWN SPOUSE OF LARRY CHARLES GORDON, AND UNKNOWN TENANTS/ OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 16, 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 1, BOBBY WIGGINS SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48,

PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 601 WIGGINS COURT, PLANT CITY, FL 33566; 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 21, 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 August 19, 2026
By: /s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
318000/2426526/CMP
Aug. 28; Sep. 4, 2026 26-03085H

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-003915 ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs. RONALD E. BENNETT, JR.; UNKNOWN SPOUSE OF RONALD E. BENNETT, JR.; DURANT OAKS PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 18, 2026, entered in Civil Case No.: 26-CA-003915 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, and RONALD E. BENNETT, JR.; DURANT OAKS PROPERTY OWNERS ASSOCIATION, INC., are Defendants. VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 28th day of September, 2026, the following described real property as set forth in said Judgment, to wit: LOT 19, BLOCK 2, OF DURANT OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as un-

claimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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

Dated: August 20, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52460
Aug. 28; Sep. 4, 2026 26-03100H

FIRST INSERTION
NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. Case No. 2026-CA-000903 Division A Honorable Judge: Cheryl Kendrick Thomas. PLANET HOME LENDING, LLC Plaintiff, vs. GREGORY STEPHEN SIKORSKI; ANNABELL SIKORSKI; NEW HOMETOWN AT WINTHROP HOMEOWNERS ASSOCIATION, INC.; WINTHROP VILLAGE PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Stipulated Final Judgment of Foreclosure dated August 18, 2026, in the above-styled cause, Victor D. Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realforeclose.com at 10:00 A.M. on October 19, 2026, the following described

property:

LOT 5, WINTHROP VILLAGE, PHASE ONE-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE(S) 33 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: A0744056110
COMMONLY KNOWN AS: 6136 Hadley Commons Drive, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

ADA INFORMATION
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO

PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT'S ADA COORDINATOR, HILLSBOROUGH COUNTY COURTHOUSE, 800 E. TWIGGS ST., ROOM 604, TAMPA, FLORIDA 33602, (813) 272-7040 AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING A NOTIFICATION OF A COURT PROCEEDING IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE-IMPAIRED, CALL 711.

Dated this August 18, 2026
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson,
Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
matw@wasingerlawoffice.com
Aug. 28; Sep. 4, 2026 26-03076H

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. 26-CA-001472 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. TOMAS GONZALEZ LOPEZ AND YAHILYS GONZALEZ HERNANDEZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2026, and entered in 26-CA-001472 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and TOMAS GONZALEZ LOPEZ; YAHILYS GONZALEZ HERNANDEZ; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 17, 2026,

the following described property as set forth in said Final Judgment, to wit:

LOT 44, BLOCK 4, OF CLAIR MEL CITY UNIT #2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 7816 RIDEIN RD, TAMPA, FL 33619
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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

tember 22, 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 21 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
1000011249
Aug. 28; Sep. 4, 2026 26-03105H

--- SALES ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CA-010381 DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. LEDA A. BRAVO FONSECA; UNKNOWN SPOUSE OF LEDA A. BRAVO FONSECA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 22, 2026 and entered in Case No. 25-CA-010381, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and LEDA A. BRAVO FONSECA; UNKNOWN SPOUSE OF LEDA A. BRAVO FONSECA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on 17th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 511.50 FEET THEREOF AND LESS THE WEST 70.00 FEET	THEREOF FOR MUTUAL RIGHT -OF -WAY AND PUBLIC UTILITIES EASEMENT, WHICH EASEMENT IS FOR THE USE AND BENEFIT OF ADJACENT PROPERTY OWNERS AND FOR THE PUBLIC, AND LESS THE EAST 598.41 FEET THEREOF. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. 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 19th 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.: 25-01305 ESX V6.20190626 Aug. 28; Sep. 4, 2026 26-03081H

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-011721 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. KALA DAWN ROACH A/K/A KALA ROACH A/K/A KALA D. ROACH, et al., Defendants. NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on September 30, 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: PARCEL 1: The East 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 21 East, of the Public Records of Hillsborough County, Florida, Less right of way for Miley Road. And PARCEL 2: The North 1/2 of the West 1/8 of the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 21 East, of the Public Records of Hillsborough County, Florida, Less the East 15.00 feet for road right of way. Property Address: 5009 Miley Road, Plant City, FL 33565 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number	of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. SUBMITTED on this 21st 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 Aug. 28; Sep. 4, 2026 26-03116H

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-002176 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. WILLIAM TYRONE DAWSEY AND CHELSEA MARIE DAWSEY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 28, 2026, and entered in 25-CA-002176 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff	and WILLIAM TYRONE DAWSEY; CHELSEA MARIE DAWSEY; HAWKSTONE COMMUNITY ASSOCIATION, INC.; HOMES BY WEST BAY LLC 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 15, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 26, OF HINTON HAWKSTONE PHASE 1A1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 188, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 14820 PADDOCK POND AVE, LITHIA, FL 33547 Any person claiming an interest in the surplus from the sale, if any, other than

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 24-CA-001421 DIVISION: H Carrington Mortgage Services, LLC Plaintiff, -vs.- Trevor Recardo Grace a/k/a Trevor R. Grace a/k/a Trevor Grace as Personal Representative of the Estate of Arvis R. Grace a/k/a Arvis Recarlo Grace a/k/a Arvis Recardo Grace; Trevor Recardo Grace a/k/a Trevor R. Grace a/k/a Trevor Grace; United States of America Acting Through Secretary of Veterans Affairs; Wells Fargo Bank, N.A. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-001421 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Carrington Mortgage Services, LLC, Plaintiff and Trevor Recardo Grace a/k/a Trevor R. Grace a/k/a Trevor Grace as Personal Representative of the Estate of Arvis R. Grace a/k/a Arvis Recarlo Grace a/k/a Arvis Recardo Grace are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on September 17, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 13, BLOCK 2, COUNTRY-SIDE MANOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43,	PAGE 80, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. *In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770.* *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 23-329827 FCO1 CGG Aug. 28; Sep. 4, 2026 26-03126H

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-007407 Freedom Mortgage Corporation, Plaintiff, vs. Kalvin E. Bailey, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-007407 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Calvin E. Bailey; Tonyetta M. Bailey; Stoneridge at Ayersworth Community Association, Inc.; Hillsborough County, Florida; United States of America on behalf of the Secretary of Housing and Urban Development 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 29th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 115, BLOCK 10, AYER-SWORTH GLEN PHASE 3B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 134, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: U-29-31-20-	B5R-000010-00115.0 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@fjud13.org Dated this 26th 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-F01238 Aug. 28; Sep. 4, 2026 26-03150H

FIRST INSERTION	
trative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 19 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/Michael DeVincent Michael DeVincent, Esquire Florida Bar No. 1070938 Communication Email: mdevincent@raslg.com 25-374358 - MiM Aug. 28; Sep. 4, 2026 26-03134H	

FIRST INSERTION	
NOTICE OF SALE IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 26-CA-003667 Division: G REGIONS BANK, Plaintiff, vs. KARRIE L. REDWINE A/K/A KARRIE L. HOOKER; UNKNOWN SPOUSE OF KARRIE L. REDWINE A/K/A KARRIE L. HOOKER; GARY S. REDWINE, JR.; THE HOMEOWNERS' ASSOCIATION AT WESTWOOD LAKES, INC.; DISCOVER BANK; and UNKNOWN TENANT Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 07, 2026, entered in Case No.: 26-CA-003667 of the Circuit Court in and for Hillsborough County, Florida, wherein KARRIE L. REDWINE A/K/A KARRIE L. HOOKER, GARY S. REDWINE, JR., THE HOMEOWNERS' ASSOCIATION AT WESTWOOD LAKES, INC., and DISCOVER BANK are the Defendants, that Victor D. Crist, the Clerk of the Circuit Court & Comptroller, shall sell the subject property at public sale on SEPTEMBER 09, 2026 to the highest bidder for cash, except as prescribed in Paragraph 7, conducted electronically online at http://www.hillsborough.realforeclose.com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed. The following described real property as set forth in the Final Judgment will be sold: LOT 11, BLOCK 19, WESTWOOD LAKES PHASE "2C", ACCORDING TO THE MAP	OR PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 64, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. NOTICE 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. NOTICE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS FUNCTION SHOULD CONTACT COUNTY CIVIL NOT LATER THAN ONE (1) DAY PRIOR TO THE FUNCTION AT 813-276-8100; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, CALL 1-800-955-8770. By: /s/ Leslie S. White Leslie S. White, for the firm Dean, Mead, Egerton, Bloodworth, Florida Bar No. 521078 Capouano & Bozarth, P.A. Telephone 407-841-1200 Attn: Leslie S. White Facsimile 407-423-1831 Post Office Box 2346 primary email: lwhite@deanmead.com Orlando, FL 32802-2346 secondary email: eglynn@deanmead.com Aug. 28; Sep. 4, 2026 26-03086H

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 25-CA-010474 MIDFIRST BANK Plaintiff, v. YVONNE P WILLIAMS; UNKNOWN SPOUSE OF YVONNE P. WILLIAMS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AMERICAN AIRLINES, INC.; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; VISTA PALMS CLUBHOUSE, LLC; VISTA PALMS COMMUNITY ASSOCIATION, INC.. Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 18, 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 1, IN BLOCK 24, OF SUNSHINE VILLAGE PHASES 1A-1/1B-1/1C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 16719 MYRTLE SAND DR, WIMAUMA, FL 33598-4068 at public sale, to the highest and best	bidder, for cash, online at http://www.hillsborough.realforeclose.com, on September 22, 2026 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fjud13.org Dated at St. Petersburg, Florida this 24 day of August, 2026. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar 562221 1000008983 Aug. 28; Sep. 4, 2026 26-03146H

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CC-037147 COURTNEY PALMS CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. MIRELLA LOPEZ, Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 25-CC-037147 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as: Unit 240, Building 8, of COURTNEY PALMS CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 15019, Page 589, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Hillsborough County, Florida. PARCEL ID NO.: U-30-29-20-83C-000008-00240.0 ("Property") Property Address: 10205 COURTNEY PALMS BLVD, UNIT 304, TAMPA, FL 33619 at public sale, to the highest and best	bidder for cash at 10:00 a.m. on October 9, 2026 The sale shall be conducted online at http://www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 20th day of August 2026. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: pleadings@rpqlaw.com Counsel for Plaintiff By: /s/ D. Jefferson Davis Monique E. Parker, Florida Bar No.: 0669210 D. Jefferson Davis, Florida Bar No.: 0073771 10010-206 Aug. 28; Sep. 4, 2026 26-03094H

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Business Observer

SALES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-005197
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY LOU HERNANDEZ, DECEASED; ROBERT HERNANDEZ A/K/A ROBERT HERNANDEZ, JR.; TRACY CRUZ; JENNIFER HERNANDEZ; KELLY HERNANDEZ; BRITTANY HERNANDEZ; CREDIT ACCEPTANCE CORPORATION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 20, 2026 and entered in Case No. 25-CA-005197, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY LOU HERNANDEZ, DECEASED; ROBERT HERNANDEZ A/K/A ROBERT HERNANDEZ, JR.; TRACY CRUZ; JENNIFER HERNANDEZ; KELLY HERNANDEZ; BRITTANY HERNANDEZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CREDIT ACCEPTANCE

CORPORATION; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on 17th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 18, BLOCK 1, OF BLOOMINGDALE SECTION A, UNIT 1, ACCORDING TO MAP OR PLAT THEREOF IN PLAT BOOK 48, PAGE 91, 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 19th 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.: 25-00290 NML
V6.20190626
Aug. 28; Sep. 4, 2026 26-03080H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-012472
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v.
ADRIAN WILLIAMS JR. A/K/A ADRIAN KEITH WILLIAMS JR. A/K/A ADRIAN ALEJANDRO WILLIAMS A/K/A ADRIEN WILLIAMS, et al., Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated August 13, 2026, issued in and for Hillsborough County, Florida, in Case No. 23-CA-012472, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and ADRIAN WILLIAMS JR. A/K/A ADRIAN KEITH WILLIAMS JR. A/K/A ADRIAN ALEJANDRO WILLIAMS A/K/A ADRIEN WILLIAMS, RONALD EUGENE BREWER A/K/A RONALD BREWER, DORIAN BUGGS A/K/A DORIAN SUZETTE WILLIAMS A/K/A DORIAN S. MASON, TERESA JOYCE DURANT A/K/A TERESA DURANT, DONALD EDWARDS MYLES A/K/A DONALD MYLES, DYJEAN ROBERTS, ADRIANNA KEISHANA WILLIAMS, DADRIAN WILLIAMS, FATIMA WILLIAMS, DARIUS WILLIAMS, STEPHANIE WILLIAMS, STATE OF FLORIDA DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE, ANDREWS FEDERAL CREDIT UNION, CREDIT ACCEPTANCE CORPORATION, MERCURY INSURANCE COMPANY OF FLORIDA AS SUBROGEE OF JUDY RECKARD AND CHERYL WILLIAMS, THE CLERK OF THE COURT OF HILLSBOROUGH COUNTY, FLORIDA, TYNDALL FEDERAL CREDIT UNION, UNKNOWN TENANT IN POSSESSION 1 N/K/A JACK MITCHELL, UNKNOWN SPOUSE OF RONALD EUGENE BREWER

A/K/A RONALD BREWER N/K/A TERRI BREWER, UNKNOWN SPOUSE OF TERESA JOYCE DURANT A/K/A TERESA DURANT N/K/A EDDIE DURANT and UNKNOWN SPOUSE OF DONALD EDWARD MYLES A/K/A DONALD MYLES N/K/A RHONDA M are the Defendants.
The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 12, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:
LOT 7, SHAVER-WEISSER HOMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 9223 N 52nd St, Tampa, FL 33617-5401
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
IMPORTANT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated This 24th day of August, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
24-000458-1
Aug. 28; Sep. 4, 2026 26-03125H

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. 26-CA-000513
GUILD MORTGAGE COMPANY LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOANNA J. HALL, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2026, and entered in 26-CA-000513 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein GUILD MORTGAGE COMPANY LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOANNA J. HALL, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; SUN CITY CENTER COMMUNITY ASSOCIATION, INC.; LINDA HALL POORMAN; SHERIE GILLIS 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 13, BLOCK 1, SUN CITY CENTER UNIT 34-A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

TY, FLORIDA.
Property Address: 910 EL RANCHO DRIVE, SUN CITY CENTER, FL 33573
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
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 19 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/Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email: mdevincent@raslg.com
25-369797 - NaP
Aug. 28; Sep. 4, 2026 26-03133H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-013112
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE2, Plaintiff, vs.
ERICA HATCHER-WRIGHT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; TEMPLE CREST CIVIC ASSOCIATION, INC. Defendants
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated August 19, 2026, and entered in Case No. 23-CA-013112, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE2, is Plaintiff and ERICA HATCHER-WRIGHT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; TEMPLE CREST CIVIC ASSOCIATION, INC., are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 25TH day of SEPTEMBER, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 4, BLOCK 43 AND THE WEST 1/2 OF THE ALLEY ABUTTING ON THE EAST, TEMPLE CREST UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 63 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 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 Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, 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.
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou ke pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.
Dated this 21st day of August, 2026.
VAN NISS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH18024-23/sap
Aug. 28; Sep. 4, 2026 26-03102H

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-012087
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.
JULIA ROOD, et al., Defendants.
NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on September 30, 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:
Parts of Lots 9 and 10, Block 1, TROPICAL TERRACE UNIT NO. 4, according to the map or plat thereof, recorded in Plat Book 43, Page 86, of the Public Records of Hillsborough County, Florida, described as follows:
Begin at point on Easterly boundary of Lot 10, a distance of South 00 degrees 14 seconds 44 minutes West 18.40 feet, along said Easterly boundary from Northeasterly corner of said Lot 10 and running thence with a point of said Easterly boundary South 00 degrees 14 minutes 44 seconds West 96.73 feet; thence continue with part of the said Easterly, boundary of Lot 10, South 00 degrees 15 minutes 04 seconds West, 2.45 feet; thence crossing said Lot 10, North 89 degrees 58 minutes 57 seconds West, 101.41 feet to a point of the Northeasterly Right-of-Way line of Zion Street; thence with part of the said Right-of-Way line, 38.06 feet along the arc of a curve concave to the Southwest having a radius of 75 feet and a chord bearing and distance of North 25 degrees 28 minutes 19 seconds West, 37.65 feet thence North 44 degrees 13 minutes 50 seconds East, 42.19 feet; thence North 68 degrees 29 minutes 13 seconds East, 95.24 feet to the Point of Beginning.
Property Address: 5202 S. Zion Street, Tampa, FL 33611
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.
SUBMITTED on this 21st 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
Aug. 28; Sep. 4, 2026 26-03117H

lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.
Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-014524-2
Aug. 28; Sep. 4, 2026 26-03138H

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Business Observer

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--- ACTIONS ---

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.: 25-CA-011372 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST Plaintiff(s), vs. Defendant(s). TO: DAVID SHECHTER LAST KNOWN ADDRESS: 17002 OVAL RUM DRIVE, WIMAUMA, FL 33598 CURRENT ADDRESS: UNKNOWN TO: 604 SCHUYLER LLC LAST KNOWN ADDRESS: 17002 OVAL RUM DRIVE, WIMAUMA, FL 33598 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: Lot 28, Block 7, Forest Brooke Phase 4B, according to the plat as recorded in Plat Book 140 Pages 33 of the Public Records of Hillsborough County, Florida. Property address: 17002 Oval Rum Drive, Wimauma, FL 33598

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

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

DATED this the day of AUG 13 2026.

CLERK OF THE CIRCUIT COURT

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

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-005966-1
Aug. 28; Sep. 4, 2026 26-03136H

FIRST INSERTION
NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 26-CA-002797 Honorable Judge: THOMAS, CHERYL KENDRICK PLANET HOME LENDING, LLC Plaintiff, vs. ANTHONY LEON CARROLL, JR; UNKNOWN SPOUSE OF ANTHONY LEON CARROLL, JR; DION INFINITY L. HARDING; DUG CREEK HOMEOWNERS ASSOCIATION, INC.; MIDLAND CREDIT MANAGEMENT, INC.; WESTLAKE SERVICES LLC DBA WESTLAKE FINANCIAL SERVICES; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, TO: DION INFINITY L. HARDING Last Known Address: 1607 N HUBERT AVE, TAMPA, FL 33607 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 6287 BUCKET COURT E, GIBSONTON, FL 33534, and more particularly described as follows: LOT 57, DUG CREEK TOWN-HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGES 73 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: A0513583154 has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T.

Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, 9/23/2026, 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: 8/18/2026.

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
Aug. 28; Sep. 4, 2026 26-03120H

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-003804 NEWREZ LLC, Plaintiff, vs. YOSVANY RODRIGUEZ; MARDIELYS FERNANDEZ DAMAS; UNKNOWN SPOUSE OF YOSVANY RODRIGUEZ; UNKNOWN SPOUSE OF MARDIELYS FERNANDEZ DAMAS; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA; SUNNOVA SLA MANAGEMENT, LLC; GEORGIA'S OWN CREDIT UNION; CITIBANK, N.A.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: UNKNOWN TENANT(S) IN POSSESSION #1 1913 FIRETHORN COURT BRANDON, FL 33511 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 8, BLOCK B, OF WATERMILL AT PROVIDENCE LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 37, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A: 1913 FIRETHORN COURT, BRANDON, FL 33511. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or before 9/23/2026, a date which is within 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

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

WITNESS my hand and the seal of this Court this 18 day of August, 2026.

VICTOR D. CRIST
As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature

Print Name if Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff
26-52819
Aug. 28; Sep. 4, 2026 26-03140H

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-004370 LENNAR MORTGAGE, LLC Plaintiff(s), vs. LADASHA SHANTA VICKERS; VENTANA COMMUNITY ASSOCIATION, INC.; INDEPENDENT SAVINGS PLAN COMPANY DBA ISPC, INC.; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNITED STATES OF AMERICA; ISPC, INC.; THE UNKNOWN SPOUSE OF LADASHA SHANTA VICKERS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: LADASHA SHANTA VICKERS LAST KNOWN ADDRESS: 11450 SAGE CANYON DRIVE RIVERVIEW FL 33578 CURRENT ADDRESS: 11450 SAGE CANYON DRIVE RIVERVIEW FL 33578 TO: THE UNKNOWN SPOUSE OF LADASHA SHANTA VICKERS LAST KNOWN ADDRESS: 11450 SAGE CANYON DRIVE RIVERVIEW FL 33578 CURRENT ADDRESS: 11450 SAGE CANYON DRIVE RIVERVIEW FL 33578 TO: THE UNKNOWN TENANT IN POSSESSION LAST KNOWN ADDRESS: 11450 SAGE CANYON DRIVE RIVERVIEW FL 33578 CURRENT ADDRESS: 11450 SAGE CANYON DRIVE RIVERVIEW FL 33578 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows: LOT 38, IN BLOCK 1, OF VENTANA GROVES PHASE 1,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 202, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 11450 Sage Canyon Drive, Riverview, FL 33578

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

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

DATED this the day of AUG 21 2026.

CLERK OF THE CIRCUIT COURT

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

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-001889-2
Aug. 28; Sep. 4, 2026 26-03113H

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-006235 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. RENEE MCWATERS, et al., Defendant. To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF PATRICIA GOODWIN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN RENEE MCWATERS 6932 SURREY OAK DRIVE, APOLLO BEACH, FL 33572 UNKNOWN SPOUSE OF RENEE MCWATERS 6932 SURREY OAK DRIVE, APOLLO BEACH, FL 33572 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 5, BLOCK 41, COVINGTON PARK PHASE 5A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE(S) 210 THROUGH 226, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written

defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 09/28/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of AUG 21 2026.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20878FL
Aug. 28; Sep. 4, 2026 26-03135H

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-005348 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. JOANNA MENA AKA JUANA MENA A/K/A JUANA M. CRUZ DE MENA, et al., Defendant. To: JOANNA MENA AKA JUANA MENA A/K/A JUANA M. CRUZ DE MENA 6412 SANTA MONICA DRIVE, TAMPA, FL 33615 UNKNOWN SPOUSE OF JOANNA MENA AKA JUANA MENA A/K/A JUANA M. CRUZ DE MENA 6412 SANTA MONICA DRIVE, TAMPA, FL 33615 OBED MENA 6412 SANTA MONICA DRIVE, TAMPA, FL 33615 UNKNOWN TENANT IN POSSESSION 1 6412 SANTA MONICA DRIVE, TAMPA, FL 33615 UNKNOWN TENANT IN POSSESSION 2 6412 SANTA MONICA DRIVE, TAMPA, FL 33615 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 14, BLOCK 43, TOWN 'N COUNTRY PARK, UNIT NO. 14, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 54 OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 09/28/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of AUG 21 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
25-15551FL
Aug. 28; Sep. 4, 2026 26-03111H

FIRST 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-003421 DIVISION: K U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. NIGERIA MCDANIELS, et al, Defendant(s). To: NIGERIA MCDANIELS Last Known Address: 465 Serenity Mill Loop Ruskin, FL FL 33570 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 58, IN BLOCK 2 OF RIVERBEND WEST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 128, PAGE 219, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 465 SERENITY MILL LOOP RUSKIN, FL 33570

has been filed against you and you are required to file written defenses by 9/23/2026, 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 Coordi-

nator, 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 18 day of August, 2026.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
MS - 25-012318
Aug. 28; Sep. 4, 2026 26-03145H

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2026-CA-003319 CLICK 'N' CLOSE, INC., Plaintiff, v. INES INDARA GONGORA BASNUEVA, et al., Defendants. TO: Janathan Lendell Williams 10915 Perry Drive Miami, FL 33176 Jhance Williams 10576 SW 170th Terrace Miami, FL 33157 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: Lot 39, Block 41, PROGRESS VILLAGE - UNIT 3-A, according to the map or plat thereof, as recorded in Plat Book 37,

Pages(s) 65, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at

least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 3 day of June, 2026.

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

Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789
Aug. 28; Sep. 4, 2026 26-03075H

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-004602

NEWREZ LLC, Plaintiff, vs. JOYCE D. GOODWIN-MOYER, et al., Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF ORVILLE R MOYER JR, 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 ESTATE OF CHARLES COPELAND MOYER, 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 ESTATE OF CLINTON DOUGLAS MOYER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN

VICTOR WYATT MOYER 6129 N FALKENBURG RD, TAMPA, FL 33610

UNKNOWN SPOUSE OF VICTOR WYATT MOYER 6129 N FALKENBURG RD, TAMPA, FL 33610

UNKNOWN TENANT IN POSSESSION 1 6129 N FALKENBURG RD, TAMPA, FL 33610

UNKNOWN TENANT IN POSSESSION 2 6129 N FALKENBURG RD, TAMPA, FL 33610

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: COMMENCE AT THE SOUTH-WEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 105.0 FEET, THENCE WEST 196.20 FEET, THENCE N. 17 DEG 39' 30" E., 210.65 FEET TO THE POINT OF BEGINNING; THENCE N. 17 DEG 39'30" ?, 101.35 FEET; THENCE N. 65 DEG 57'30" E., 51.68 FEET; THENCE S. 75 DEG 07'00" E., 122.70 FEET; THENCE S. 10 DEG 30'30" W., 93.63 FEET; THENCE N. 88 DEG 55'00" W., 180.22 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite

155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 09/25/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of AUG 20 2026.

VICTOR D. CRIST

CLERK OF COURT OF HILLSBOROUGH COUNTY

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

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 26-21513FL

Aug. 28; Sep. 4, 2026 26-03110H

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 2026-CA-004832

DIVISION J

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. CHRISTOPHER ANTHONY GUCCIO, et al., Defendants.

TO: Christopher Anthony Guccio 1912 East Annona Avenue Tampa, FL 33612

Christopher Anthony Guccio 5443 Del Coronado Dr. Apollo Beach, FL 33572

Christopher Anthony Guccio 23029 Dewitt Dr. Brooksville, FL 34601

Unknown Spouse of Christopher Anthony Guccio 1912 East Annona Avenue Tampa, FL 33612

Unknown Spouse of Christopher Anthony Guccio 5443 Del Coronado Dr. Apollo Beach, FL 33572

Unknown Spouse of Christopher Anthony Guccio 23029 Dewitt Dr.

Brooksville, FL 34601

Lawrence James Tandoi, Trustee of the LJT Living Trust dated March 4, 2020 25 La Crosse Court Henderson, NV 89052

Lawrence James Tandoi, Trustee of the LJT Living Trust dated March 4, 2020 3816 Snyder Ln. #14-D Gig Harbor, WA 98335

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: Lot 11, Block 64, Tampa Overlook Subdivision, according to the Map or Plat thereof, recorded in Plat Book 17, Page(s) 2, 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, by 09/24/2026 or (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 19 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 Aug. 28; Sep. 4, 2026 26-03141H

Q&A

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

LV18237_V22

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.

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

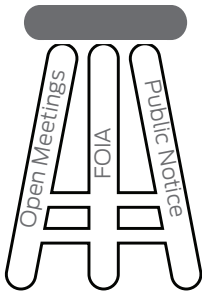
Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

Moreover, the real digital divide for public notice is growing

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

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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

SALES

SECOND INSERTION					
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CA-011899 Division B PATRIOT BANK, NATIONAL ASSOCIATION, Plaintiff, v. LIGHTHOUSE SENIOR COMMUNITIES INC., a Delaware corporation, a/k/a Lighthouse Senior Communities, Inc.; 202 BEVERLY LLC, a Florida limited liability company; MILES A. RAYNOR III, individually; MILES A. RAYNOR JR., individually; REFUGE FAMILY CARE PCH, INC., a Georgia corporation; and GOSHEN CONSTRUCTION GROUP LLC, a Georgia limited liability company, Defendants, NOTICE IS HEREBY GIVEN that pursuant to Summary Final Judgment of Foreclosure and For Damages entered July 10, 2026, in the above-styled cause in the Circuit Court of Hillsborough County, Florida, the Clerk of the Circuit Court will sell the following property situated in Hillsborough County, Florida, described as: SEE LEGAL DESCRIPTION IN "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF AS IF SPECIFICALLY SET FORTH HEREIN, EXHIBIT A THE NORTH 1/3 OF THE FOLLOWING TRACT: A TRACT IN THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF LOT 38, BLOCK 8, BRANDON TERRACE PARK SUBDIVISION, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-	ED IN PLAT BOOK 37, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN NORTH 00° 22' 29" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF BEVERLY BOULEVARD, A DISTANCE OF 76.00 FEET TO A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 00° 22' 29" WEST, ALONG SAID RIGHT-OF-WAY OF BEVERLY BOULEVARD, A DISTANCE OF 257.63 FEET; THENCE NORTH 89° 14' 50" EAST, ALONG A LINE PARALLEL TO AND 200.00 FEET SOUTH OF STATE ROAD 60 RIGHT-OF-WAY LINE, A DISTANCE OF 110.30 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH 00 DEG. 21' 28" EAST, ALONG THE EAST BOUNDARY, A DISTANCE OF 258.36 FEET; THENCE SOUTH 89° 37' 31" WEST, A DISTANCE OF 110.22 FEET TO THE POINT OF BEGINNING. ("Land"), TOGETHER WITH THE FOLLOWING: (1) all buildings, structures and other improvements, now or at any time situated, placed or constructed upon the Land (the "Improvements"), (2) all materials, supplies, equipment, apparatus and other items of personal property now owned or hereafter acquired by Lighthouse Senior Communities, Inc. ("Mortgagor") and now or hereafter attached to, installed in or used in connection with any of the Improvements or the Land, and water, gas, electrical, storm and sanitary sewer facilities and all other utilities whether or not situated in easements (the "Fixtures"), (3) all right, title and interest of Mortgagor in and to all equipment and furniture and insurance proceeds thereof, now	owned or hereafter acquired by Mortgagor and now or hereafter affixed to, placed upon, used in connection with, arising from or otherwise related to the Land and Improvements (the "Personalty"), (4) all reserves, escrows or impounds required under the Loan Agreement, if any, and all deposit accounts maintained by Mortgagor with respect to the mortgaged property, if any, (5) all plans, specifications, shop drawings and other technical descriptions prepared for construction, repair or alteration of the Improvements, and all amendments and modifications thereof (the "Plans"), (6) all leases, subleases, licenses, concessions, occupancy agreements or other agreements (written or oral, now or at any time in effect) which grant a possessory interest in, or the right to use, all or any part of the mortgaged property, together with all related security and other deposits (the "Leases"), (7) all of the rents, revenues, income, proceeds, profits, security and other types of deposits, and other benefits paid or payable by parties to the Leases other than Mortgagor for using, leasing, licensing, possessing, operating from, residing in, selling or otherwise enjoying the mortgaged property (the "Rents"), (8) all other agreements, such as construction contracts, architects' agreements, engineers' contracts, utility contracts, maintenance agreements, management agreements, service contracts, permits, licenses, certificates and entitlements in any way relating to the development, construction, use, occupancy, operation, maintenance, enjoyment, acquisition or ownership of the mortgaged property (the "Property Agreements"), (9) any contracts of sale and purchase agreements respecting the mortgaged property, any contracts for deed and any notes and mortgages executed and delivered to Mortgagor in	connection with any contracts for deed or otherwise, and any other contracts entered into by Mortgagor respecting or relating in any manner to the mortgaged property, together with all income and profits due or to become due under any contracts of sale and purchase agreements respecting the sale of the mortgaged property now existing or hereafter obtained by or on behalf of Mortgagor, (10) all rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages and appurtenances appertaining to the foregoing, and all right, title and interest, if any, of Mortgagor in and to any streets, ways, alleys, strips or gores of land adjoining the Land or any part thereof, (11) all accessions, replacements and substitutions for any of the foregoing and all proceeds thereof, (12) all insurance policies, unearned premiums therefor and proceeds from such policies covering any of the above property now or hereafter acquired by Mortgagor, (13) all mineral, water, oil and gas rights now or hereafter acquired and relating to all or any part of the mortgaged property, and (14) all of Mortgagor's right, title and interest in and to any awards, remunerations, reimbursements, settlements or compensation heretofore made or hereafter to be made by any governmental authority pertaining to the Land, Improvements, Fixtures or Personalty. AND All equipment and machinery, including power-driven machinery and equipment, furniture and fixtures now owned or hereafter acquired, together with all replacements thereof, all attachments, accessories parts and tools belonging thereto for use in connection therewith, including without limitation those items set forth on Exhibit "A" attached hereto. All inventory, raw materials,	work in process and supplies now owned or hereinafter acquired. All accounts receivable now outstanding or hereafter arising. All contract rights, instruments, chattel paper and general intangibles now in force or hereafter acquired. Together with all proceeds and products thereon. AND MoTak MR10 60" Burner Commercial Gas Range w Standard Ovens VEVOR Stainless Steel Table 24 x Commercial Food Prep Worktable with 2 Drawers, Undershelf and Back Deep Fryer Electric GRIDMANN NSF Stainless Steel Commercial Kitchen Prep & Work Table CAYVO 70-lb 2-Basket Commercial Deep Fryer Stainless Steel CF70150N Kitchen Supply 48.125 in. W 11.47 cu. ft. 2-Door Commercial Food Prep Table Refrigerator with Mega MCO-1-DBL Double Full Size Convertible Gas Convection Oven - 108,000 BTU A-49R-HC 54" Solid Door Reach-In Refrigerator A-49R-HC 54" Solid Door Reach-In Refrigerator 6x 60 in. Natural Wood Tabletop Metal Frame Folding Table 24 Vinyl Upholstered Stack Chairs w/ One Dolly Medline Bed Package, Semi Electric Bed with Foam Mattress and Full Rails (Model Number MDS89694N) TrippNT™ Compact 4 Drawer Locking Medical Cart, Silver Metallic, 14"W x 19"D x 27"H TrippNT™ Compact 4 Drawer Locking Medical Cart, Silver Metallic, 14"W x 19"D x 27"H Generac Liquid-Cooled Home Standby Generator - 25 kW (LP) 25kW (NG) (Model Number RG02515ANAX) Suttle Desk + chair Suttle Desk + chair	HP - 21.5" All-In-One - Intel Celeron HP - 21.5" All-In-One - Intel Celeron Insignia™ - 32" Class N10 Series LED HD TV Zinger™ Power Folding Chair Two-Handed Control (Model Number 39923250495571) at public sale, to the highest and best bidder, for cash, at 10:00 a.m., or as soon as possible thereafter, on September 14, 2026, on the Hillsborough County Public Auction Internet website: www.Hillsborough.realeforeclose.com after having first given notice as required by Section 45.031, Florida Statutes. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: July 28, 2026. /s/Darrin J. Quam DARRIN J. QUAM, ESQUIRE Florida Bar No. 995551 STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A. 401 E. Jackson Street, Suite 2100 (33602) Post Office Box 3299 Tampa, Florida 33601 dquam@stearnsweaver.com mbumoskey@stearnsweaver.com Counsel for Plaintiff Patriot Bank National Association August 21, 28, 2026 26-02954H

TAX DEEDS

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 2045450100 File No.: 2026-669 Certificate No.: 2024 / 17318 Year of Issuance: 2024 Description of Property: BEG AT NW COR OF NE 1/4 AND RUN S 50 FT E 265 FT S TO S BDRY OF N 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 E TO E BDRY OF NW 1/4 OF NW 1/4 OF NE 1/4 RUN THENCE N TO N BDRY LINE OF NE 1/4 AND W TO POB LESS N 50 FT OF W 265 FT THEREOF AND LESS ROAD R/W ON WEST SEC - TWP - RGE : 31 - 28 - 22 Name(s) in which assessed: SCHUYLKILL METALS OF PLANT CITY C/O ARROW ELECTRONICS INC SCHUYLKILL METALS OF PLANT CITY INC AND ARROW ELECTRONICS INC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03008H	The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0785556562 File No.: 2026-663 Certificate No.: 2024 / 8826 Year of Issuance: 2024 Description of Property: CALOOSA COUNTRY CLUB ESTATES UNIT 2 LOT 3 BLK 2 PLAT BK / PG : 55 / 52 SEC - TWP - RGE : 06 - 32 - 20 Name(s) in which assessed: ROSEMARY J. THORNE WILLIAM D THORNE All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/7/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03001H	The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0500711008 File No.: 2026-653 Certificate No.: 2024 / 5237 Year of Issuance: 2024 Description of Property: ALAVISTA SUBDIVISION UNIT ONE LOT 4 PLAT BK / PG : 44 / 4 SEC - TWP - RGE: 24 - 30 - 19 Name(s) in which assessed: JUSTIN POTTER MICHAEL JAMES POTTER All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03007H	The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1879180000 File No.: 2026-662 Certificate No.: 2024 / 16454 Year of Issuance: 2024 Description of Property: CAMPOBELLO BLOCKS 31 TO 45 LOT 22 BLOCK 40 PLAT BK / PG : 2 / 29 SEC - TWP - RGE : 08 - 29 - 19 Name(s) in which assessed: BARBARA ALLEN All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03005H	The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1376040000 File No.: 2026-660 Certificate No.: 2024 / 12857 Year of Issuance: 2024 Description of Property: TREASURE PARK LOT 11 BLOCK 11 PLAT BK / PG : 29 / 57 SEC - TWP - RGE : 16 - 30 - 18 Name(s) in which assessed: RYAN SANDOZ All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03010H	The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1992900000 File No.: 2026-668 Certificate No.: 2024 / 16979 Year of Issuance: 2024 Description of Property: EAST TAMPA LOT 19 BLOCK 55 PLAT BK / PG : 01 / 79 SEC - TWP - RGE : 19 - 29 - 19 Name(s) in which assessed: LOCK 32 DEVELOPMENT LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03010H

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.

SAVE TIME

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Business Observer

IV4680

ESTATE

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002756 IN RE: ESTATE OF DYLAN JARED FLORES CORTES, Deceased. The administration of the estate of DYLAN JARED FLORES CORTES, deceased, whose date of death was June 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 21, 2026. IRLANDA CORTES-SALAZAR Personal Representative 2807 Antony Street, Apt. A Tampa, FL 33619 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 21, 28, 2026 26-02997H		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002685 IN RE: ESTATE OF DONALD L. WALKER, Deceased. The administration of the estate of DONALD L. WALKER, deceased, whose date of death was March 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 21, 2026. DIANE L. WALKER Personal Representative 11004 North 61st Street Temple Terrace, FL 33617 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 21, 28, 2026 26-02998H		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002505 IN RE: ESTATE OF MARILYN R. TOSI, Deceased. The administration of the estate of MARILYN R. TOSI, deceased, whose date of death was April 24, 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 21, 2026. DAVID V. TOSI Personal Representative 10230 Hunters Haven Boulevard Riverview, FL 33578 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 21, 28, 2026 26-02999H		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002768 IN RE: ESTATE OF GARY ALLEN SUTTON, JR., Deceased. The administration of the estate of GARY ALLEN SUTTON, JR., deceased, whose date of death was May 15, 2026; File Number 2026-CP-002768, 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 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 representatives have no duty to discover whether any property		
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 21, 2026. RANITA KNIGHT Personal Representative 5810 58th Street Court Tampa, FL 33619 JESSICA THOMPSON Personal Representative 326 El Matador Trail Pensacola, FL 32506 Robert D. Hines, Esq. Attorney for Personal Representatives 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 21, 28, 2026 26-03068H		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002872 Division B IN RE: ESTATE OF BRETT MICHAEL LANGE Deceased. The administration of the estate of Brett Michael Lange, deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative 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, 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 21, 2026. Personal Representative: Shari Lange 5006 Compton Court Tampa, FL 33647 Attorney for Personal Representative: Frank A. Barbieri, Jr., Attorney Florida Bar Number: 561320 SACHS SAX CAPLAN KASKEL SCHNER 6111 Broken Sound Parkway NW, Suite 200 Boca Raton, FL 33487 Telephone: (561) 994-4499 Fax: (561) 994-4985 E-Mail: agindea@ssclawfirm.com Secondary E-Mail: martascos@ssclawfirm.com August 21, 28, 2026 26-03062H		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002080 Division A Florida Bar No. 144663 IN RE: ESTATE OF LEONARD OSCAR VICKERS a/k/a LEONARD VICKERS a/k/a LEONARD O. VICKERS Deceased. The administration of the estate of LEONARD OSCAR VICKERS a/k/a LEONARD VICKERS a/k/a LEONARD O. VICKERS, deceased, whose date of death was May 25, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 the 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 21, 2026. Personal Representative Name: PATSY ANN BROOKS Address: 1307 Laurel Ct., Plant City, FL 33563-7800 Attorney for Personal Representative Charles S. White, Esq., of CHARLES S. WHITE, P.A. Florida Bar No. 144663 110 E. Reynolds St., Ste. 900 Plant City, Florida 33563 Tel. 813-752-6155 Fax. 813-754-1758 Email: cswatty@aol.com August 21, 28, 2026 26-03067H		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002548 Division A IN RE: ESTATE OF JUAN ACEVEDO Deceased. The administration of the estate of Juan Acevedo, deceased, whose date of death was December 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death		
by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 21, 2026. Personal Representative: Cathy Acevedo 3948 Dockers Drive Ruskin, Florida 33570 Attorney for Personal Representative: RODOLFO SUAREZ, JR. ESQ. Fla. Bar No. 013201 PILAR V. VAZQUEZ, ESQ. Fla. Bar No. 115839 Suarez Law Attorneys for Petitioner 9100 S. Dadeland Blvd., Ste. 1620 Miami, Florida 33156 Tel. (305) 448-4244 / Fax (305) 448-4211 Primary Email: rudy@suarezlawyers.com Secondary Email: eservice@suarezlawyers.com August 21, 28, 2026 26-03042H		

SECOND INSERTION		
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000965 Division B IN RE: ESTATE OF WILLIAM JEFFREY BRYSON 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 William Jeffrey Bryson, deceased, File Number 26-CP-000965, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was October 25, 2025; that the total value of the estate is \$326,628.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Diana Bryson 506 Atlantic Avenue Knoxville, FL 37017 Sarah Bryson 725 Woodchuck Place Fairbanks, AK 99712 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET		
FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this Notice is August 21, 2026. Person Giving Notice: DocuSigned by: Diana Bryson Diana Bryson 506 Atlantic Avenue Knoxville, TN 37017 Attorney for Person Giving Notice DocuSigned by: Scott T. Orsini Scott T. Orsini, Attorney Florida Bar Number: 855855 Orsini Law Group, LLC 6160 Central Avenue Ste. 300 St. Petersburg, Florida 33707 Telephone: (727) 323-9633 Fax: (727) 362-1690 E-Mail: sorsini@attorneysusa.com Secondary E-Mail: admin@attorneysusa.com August 21, 28, 2026 26-02973H		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002561 IN RE: ESTATE OF LEONEL L. MENDEZ, Deceased. The administration of the estate of LEONEL L. MENDEZ deceased, whose date of death was June 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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. I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate. The date of first publication of this notice is August 21, 2026. Personal Representative: LIZABETH PACHANO 5308 BRADBURY COURT TAMPA, FLORIDA 33624 Attorney for Personal Representative: DANIELLE WHITE, ESQUIRE Florida Bar No. 1035906 VELIZ KATZ LAW 630 North Wymore Road, Suite 330 Maitland, Florida 32751 Telephone: (407) 849-7072 Facsimile: (407) 849-7075 E-Mail: VelizKatz@VelizKatzLaw.com Secondary: Probate@VelizKatzLaw.com Attorney for Petitioner August 21, 28, 2026 26-02957H		

TAX DEEDS

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0632880000 File No.: 2026-665 Certificate No.: 2024 / 6935 Year of Issuance: 2024 Description of Property: LOT BEG 295 FT N OF NE COR OF SE 1/4 OF SE 1/4 OF NE 1/4 & RUN W 208.56 FT N 90 FT E 208.56 FT & S 90 FT TO POB LESS E 25 FT FOR RD SEC - TWP - RGE : 34 - 28 - 20 Name(s) in which assessed: NEW HOPE CHURCH OF GOD LILLIE J ROBINSON (TRUSTEE) DOROTHY L JACKSON (TRUSTEE) All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026	NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1795120000 File No.: 2026-661 Certificate No.: 2024 / 15940 Year of Issuance: 2024 Description of Property: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOT 15 BLOCK 44 PLAT BK / PG : 3 / 30 SEC - TWP - RGE : 15 - 29 - 18 Name(s) in which assessed: ESTATE OF DAISY PLANCHET HENRY V PLANCHET DAISY PLANCHET All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026	NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0613160050 File No.: 2026-670 Certificate No.: 2024 / 6710 Year of Issuance: 2024 Description of Property: COMM AT NW COR OF NW 1/4 OF NE 1/4 THN S 329.35 FT TO POB THN E 182.50 FT S 119.35 FT W 182.50 FT TO PT ON W BDRY OF 1/4 SEC THN N 119.35 FT TO POB SEC - TWP - RGE: 19 - 28 - 20 Name(s) in which assessed: TANYA LYNN WARREN All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026	NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0765360000 File No.: 2026-654 Certificate No.: 2024 / 8185 Year of Issuance: 2024 Description of Property: S 100 FT OF N 200 FT OF W 103.5 FT OF E 559.5 FT OF S 3/4 OF SE 1/4 OF NW 1/4 OF SE 1/4 LESS W 25 FT FOR RD SEC - TWP - RGE : 20 - 30 - 20 Name(s) in which assessed: ESTATE OF SHARON MAY JOHNS SHARON M JOHNS All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026	NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0505020020 File No.: 2026-651 Certificate No.: 2024 / 5292 Year of Issuance: 2024 Description of Property: FLORIDA GARDEN LANDS REVISED MAP OF S 330 FT OF E 165 FT LOT 38-A PLAT BK / PG : 6 / 43 SEC - TWP - RGE : 25 - 30 - 19 Name(s) in which assessed: DANIEL L PIPPENGER LINDA D PIPPENGER All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/7/2026	NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 2029135042 File No.: 2026-659 Certificate No.: 2024 / 17148 Year of Issuance: 2024 Description of Property: WEST PINES VILLAGE MOBILE HOME PARK A COOPERATIVE UNIT 21 SEC - TWP - RGE: 25 - 28 - 21 Name(s) in which assessed: DAVID W WALTON JANICE I WALTON GAYLE GIZENSKI All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/1/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/12/2026
Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03009H	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03006H	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03012H	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03002H	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03000H	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03004H

ESTATE

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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-2038 IN RE: The Estate of: LOLA HUBNER, aka Lola Fay Hubner, Deceased. The administration of the estate of LOLA HUBNER, deceased, whose date of death was November 3, 2025, and whose social security number is xxx-xx-5153, 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 WITH- IN THE TIME SET FORTH IN SEC- TION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOR- EVER 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 21, 2026. Personal Representative: Pamela DeSouza 4705 Ranch Grove Court Valrico, Florida 33596 Attorney for Personal Representative: By: /s/Thomas J. Gallo Thomas J. Gallo THOMAS J. GALLO ATTORNEY, P.A. Florida Bar No. 0723983 2240 Lithia Center Ln. Valrico, Florida 33596 Telephone: (813) 815-4529 August 21, 28, 2026 26-03055H		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-002619 IN RE: The Estate of: DONNIE AUSTIN HARDAWAY Deceased. The administration of the estate of DONNIE AUSTIN HARDAWAY, de- ceased, whose date of death was June 19, 2026, and whose social security number is XXX-XX-0165, 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 representa- tive's attorney are set forth below. All creditors of the decedent and other persons having claims or de- mands 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 oth-		er persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITH- IN THE TIME SET FORTH IN SEC- TION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOR- EVER 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 21, 2026. Petitioner: JOAN E. SPENCER 5818 Erhardt Drive Riverview, Florida 33578 mash3245@hotmail.com Attorney for Petitioner: By: /s/Thomas J. Gallo Thomas J. Gallo, Esq. THOMAS J. GALLO, ATTORNEY, P.A. FBN: 0723983 2240 Lithia Center Lane Valrico, Florida 33596 (813) 815-4529 August 21, 28, 2026 26-03056H		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002708 IN RE: ESTATE OF GAVIN MICHAEL HENDERSON, Deceased. The administration of the estate of GAVIN MICHAEL HENDERSON, deceased, whose date of death was June 14, 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 repre- sentative'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 21, 2026. MATTHEW HENDERSON Personal Representative 205 West Azalea Avenue Tampa, FL 33612 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 21, 28, 2026 26-02983H	
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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-CP-001320 DIVISION: A IN RE: ESTATE OF MERCEDES ARTIGA Deceased. The administration of the estate of MERCEDES ARTIGA, deceased, whose date of death was March 23, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the per- sonal 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' SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the de- cedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216- 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The date of first publication of this notice is August 21, 2026. Personal Representative: Edward Artiga 1007 Emerald Drive Brandon, FL 33511 Attorney for Personal Representative: AMBER JOAN BELZ, ESQUIRE Florida Bar Number: 112384 955 E. Del Webb Blvd., Suite 101B Sun City Center, FL 33573 Telephone: (813) 296-1296 Fax: (813) 296-1297 E-Mail: attorneybelz@belzlegal.com Secondary E-Mail: parallegal@belzlegal.com August 21, 28, 2026 26-03032H		NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002628 IN RE: ESTATE OF GRACE SELF-OGLESBY A/K/A GRACE T. SELF-OGLESBY, Deceased. The administration of the estate of GRACE SELF-OGLESBY A/K/A GRACE T. SELF-OGLESBY, Deceased, whose date of death was February 5, 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 per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or de- mands 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 people 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 FOREV- ER 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 de- cedent'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 21, 2026. JAMES SELF, 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 21, 28, 2026 26-03026H		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 FOREV- ER 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 21, 2026. MATTHEW HENDERSON Personal Representative 205 West Azalea Avenue Tampa, FL 33612 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 21, 28, 2026 26-02983H	

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SECOND INSERTION	SECOND INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-000743 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1, Plaintiff, vs. JOSEFINA M. HOUSE; UNKNOWN SPOUSE OF JOSEFINA M. HOUSE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 18, 2024 and an Order Rescheduling Foreclosure Sale dated August 13, 2026, entered in Civil Case No.: 23-CA-000743 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, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1, Plaintiff, and JOSEFINA M. HOUSE; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A PAUL HAMELTON, are Defendants. VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 15th day of September, 2026, the following described real property as set forth in said Judgment, to wit: LOT 14, IN BLOCK 2, OF DEL RIO ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org. Dated: August 14, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-49748 August 21, 28, 202626-02985H	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 19-CA-002700 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF CLIFFORD HARRIS, JR. A/K/A CLIFFORD HARRIS, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 05, 2026, and entered in 19-CA-002700 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RCF 2 ACQUISITION TRUST PLAINTIFF is the Plaintiff and THE HEIRS AND BENEFICIARIES OF THE ESTATE OF CLIFFORD HARRIS, JR.; and all others having an interest in or through THE ESTATE OF CLIFFORD HARRIS, JR.; ROSITA ANGELINA BROOKS; LECINDA HARRIS CINFUENTES; DOROTHY HARRIS; FLOYD CLIFFORD HARRIS; TOMMY LEE HARRIS; KENNETH ALTON KATO; TRENT O'NEAL HARRIS; THE UNKNOWN SPOUSE OF KENNETH ALTON KATO; JEFFERY LORENZA THOMAS; UNKNOWN HEIRS OF THE ESTATE OF CLIFFORD HARRIS, JR.; UNKNOWN HEIRS OF THE ESTATE OF DOROTHY HARRIS; UNKNOWN TENANT 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 10, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 14, 15 AND 16, BLOCK 1, BELMONT HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLA A/K/A: 3206 E GIDDENS AVE, TAMPA, FL 33610 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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@fjud13.org Dated this 14 day of August, 2026. By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 26-438516 - NaP August 21, 28, 202626-03040H

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SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-010042 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JUANITA BURNS; ANGELA S. BURNS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, et.al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 11th day of August 2026, in Case No. 25-CA-010042, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORTGAGE LLC, is the Plaintiff and JUANITA BURNS; ANGELA S. BURNS SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 NKA LEAH BURNS, are the Defendants. Victor D. Crist the Clerk of this Court 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 9th day of September 2026, the following described property as set forth in said Final Judgment, to wit: LOT 24, BLOCK 3, APOLLO BEACH UNIT ONE - PART TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK
34, PAGE(S) 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6044 FAUNA LANE, APOLLO BEACH, FL 33572 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 WITH THE CLERK 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. Dated this 12th day of August 2026. /s/ Ian Norych Ian R. Norych, Esq. Fla. Bar Number: 56615 DELUCA LAW GROUP, PLLC 2101 N.E. 26TH Street, Fort Lauderdale, FL 33305 Phone: (954) 368-1311 Fax: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516: service@delucalawgroup.com 25-06813 August 21, 28, 202626-02963H

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. 25-CA-000447 Division K RESIDENTIAL FORECLOSURE Section II MORTGAGE LENDERS INVESTMENT TRADING CORPORATION Plaintiff, vs. MONIQUE B. WATKINS, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JUAQUINNA ENGRAM, DECEASED, MONIQUE BERNADINE WATKINS, AS KNOWN HEIR OF JUAQUINNA ENGRAM, CHANTEL ENGRAM, AS KNOWN HEIR OF JUAQUINNA ENGRAM, UNKNOWN SPOUSE OF MONIQUE B. WATKINS, UNKNOWN SPOUSE OF JUAQUINNA ENGRAM, BELL CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC., UNKNOWN SPOUSE OF MONIQUE BERNADINE WATKINS, UNKNOWN SPOUSE OF CHANTEL ENGRAM, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 7, 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 133, BELL CREEK PRESERVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN
PLAT BOOK 124, PAGE(S) 206 THROUGH 213, INCLUSIVE, OF THE PUBLIC HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 12235 CREEK PRESERVE DR, RIVERVIEW, FL 33579; 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 25, 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 13, 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 F327836/2427832/wll August 21, 28, 202626-02966H

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 19-CA-001167 DIV B THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2, Plaintiff, v. ASDOLLAH S. AMROEI, ET AL., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order dated August 13, 2026 entered in Civil Case No. 19-CA-001167 DIV B 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 CWALT, INC.,
ALTERNATIVE LOAN TRUST 2007-OA2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA2, Plaintiff and ASDOLLAH S. AMROEI; EMMA M. AMROEI; CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.; CAPITAL ONE BANK (USA), N.A. F/K/A CAPITAL ONE BANK; CACH, LLC; FIA CARD SERVICES, 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 www.hillsborough.realforeclose.com beginning at 10:00 AM on September 29, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 12 IN BLOCK 2 OF VILLAGE XXII UNIT 1 OF CAR-

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. 26-CA-001219 Freedom Mortgage Corporation, Plaintiff, vs. Briana Arice, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-001219 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Briana Arice; Johnson Arice; River Walk Townhomes 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 4, BLOCK 1 OF RIVER WALK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 276 THROUGH 286, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: U-20-30-20-80P-000001-00004.0 Any person claiming an interest in
the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org Dated this 17th 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 # 26-F00098 August 21, 28, 202626-03030H

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-002840 SECTION # RF ROCKET MORTGAGE, LLC, Plaintiff, vs. LILY DO; EXCHANGE AT WESTSHORE HOMEOWNERS' ASSOCIATION, INC. 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 14 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 5, OF SOUTH WESTSHORE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 78 AND 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 4810 W MCLEROY AVE, UNIT 5, TAMPA, FL 33611 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@fjud13.org Dated this 13 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 25-05701 August 21, 28, 202626-02995H

SECOND INSERTION
ROLLWOOD VILLAGE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 13712 Halliford Drive, Tampa, Florida 33624 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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: flrealprop@kelleykronenberg.com /s/ Vanessa J. Nieto Vanessa J. Nieto, Esq. FBN: 107084 File No: M180192-JMV August 21, 28, 202626-03021H

ESTATE

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File NO: 26-CP-002556 IN RE: ESTATE OF HELENE MARIETTA SCULLY, Deceased. The administration of the Estate of HELENE MARIETTA SCULLY, deceased, whose date of death was 1/18/2025, Case Number 26-CP-002556, 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 21 day of August 2026. Personal Representative: CARLOS SIMONI, 3404 Latania Dr #323, Tampa, FL, 33618 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 21, 28, 202626-03057H	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 21, 2026. Personal Representative Robert Allen Shaw 10219 Woodford Bridge Street Tampa, Florida 33626 Attorney for the Personal Representative Aaron J. Bedy, Esq. Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com August 21, 28, 202626-02979H

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case Number: 2026-CP-001041 Probate Division IN RE: ESTATE OF ANTHONY LINVAL STEWART, Deceased. The administration of the estate of ANTHONY LINVAL STEWART, deceased, whose date of death was March 4th, 2025, is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is 9321 STONE RIVER PLACE, RIVERVIEW, FL 33578. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 SO 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 21, 2026. Personal Representative: Carolyn Denise Stewart 1664 Harmony Drive Port Charlotte, Florida 33952 Telephone: (813) 624-2047 clawstewart@aol.com Attorney For Personal Representative: Derrick C. Morales, P.A Florida Bar No. 117161 13499 Biscayne Blvd. Suite 107 Miami, Florida 33181 Telephone: (786) 440-9383 Facsimile: (786) 288-3816 E-mail: dcm@dcmoraleslaw.com August 21, 28, 202626-02987H	THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH. The case number and decedent's name are: CHRISTY L. SOLOMON, File Number 2026-CP-002142. 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. 732.221. The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, 800 E. Twiggs St., Tampa, FL, 33602. Date of death of the decedent is: 04/23/2026. The date of first publication of this notice is: 08/21/2026. The second week of publication is: 08/28/2026. Personal Representative(s): Meadoe Solomon Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 Telephone: (863) 250-2990 August 21, 28, 202626-02982H

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP002796 IN RE: ESTATE OF MARY LOUISE EDMUNDS, a/k/a Mary L. Edmunds, a/k/a Mary Edmunds, a/k/a Mary L. Lewis, Deceased. The administration of the estate of Mary Louise Edmunds, deceased, whose date of death was October 21, 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 21, 2026. Personal Representative: Samuel Wesley Lewis, Jr. 1809 Pacific Dunes Dr. Sun City Center, FL 33573 Attorney for Personal Representative: Cyrus Malhotra Florida Bar No. 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax Number: (727)290-4044 Email: filings@FLprobatesolutions.com Secondary: cortney@FLprobatesolutions.com August 21, 28, 202626-03014H	NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 21, 2026. MARLENE M. PRENDES Personal Representative 16429 Offenhour Road Odessa, FL 33556 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 413550 Hines Norman Hines, P.L. 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com August 21, 28, 202626-03063H

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-2598 IN RE: ESTATE OF PATRICK WILLIAM HARRIS, JR. Deceased. The administration of the estate of PATRICK WILLIAM HARRIS, JR., deceased whose date of death was March 28, 2026, is pending in the	Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 101, 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	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN

3515 William Penn Avenue Johnstown, PA 15909 Attorney for Personal Representative: /S/ Kenneth E. Kemp, II KENNETH E. KEMP, II, Esq. Florida Bar No.: 607401 KEMP & MACE, P.A. 12661 New Brittany Blvd. Fort Myers, Florida 33907 Telephone: (239) 278-1800 Fax: (239) 278-0608 Kenneth@kempandmace.com Michelle@kempandmace.com August 21, 28, 202626-02956H
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ESTATE / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT \IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO. 21-CA-010036
ANDREA SARANDES, Plaintiff; v. SANDRA TORRES, JHON TORRES, and JS#2 INVESTMENT, INC., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Uniform Order Rescheduling Foreclosure Sale dated May 8, 2026, and entered in 2021-CA-010036 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein ANDREA SARANDES is the Plaintiff and SANDRA TORRES, JHON TORRES and JS#2 INVESTMENT, INC. are Defendants. Victor D. Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash electronically/online at <http://www.hillsborough.realforeclose.com>, at 10:00 AM on the 16TH day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

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

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

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

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

Dated: July 27, 2026

/s/George Harder
George Harder
FBN: 88649
Harder Law
23110 S.R. 54, #157
Lutz, FL 33549
Phone: 813.455.4551
gharder@HarderLawGroup.com
Pleadings@HarderLawGroup.com
August 21, 28, 2026 26-02962H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002767
Division: A
IN RE: ESTATE OF MICHAEL GEORGE BROWNING, Deceased.

The administration of the Estate of Michael George Browning, 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 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 21, 2026.

Personal Representative:
Diane Marie Browning
4106 W. Inman Avenue
Tampa, Florida 33609
Attorney for Personal Representative: Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
August 21, 28, 2026 26-03022H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 26-CP-002005
DIVISION: B
IN RE: DORIS ELAINE ROBINSON Deceased.

The administration of the estate of DORIS ELAINE ROBINSON, deceased, whose date of death was April 2, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 26-CP-002005; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

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

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or un-

liquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS AUGUST 21, 2026.

Personal Representative
CYNTHIA CAMPBELL
8505 Crows Court
Tampa, FL 33647
Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail: mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail: service@linslawgroup.com
August 21, 28, 2026 26-02984H

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-009295
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. CHRISTOPHER PAUL ZARDINSKAS A/K/A CHRISTOPHER ZARDINSKAS, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 05, 2026 in Civil Case No. 25-CA-009295 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Christopher Paul Zardinskas a/k/a Christopher Zardinskas, 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 18th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 12, Block 3, Hillcrest Acres

Subdivision, according to the map or plat thereof as recorded in Plat Book 34, Page 89, 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: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-12703FL
August 21, 28, 2026 26-03065H

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.: 2024-CA-003779
MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. KIANI N. BOWMAN, Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/11/2026, in Case No.: 2024-CA-003779 of the Circuit Court in and for Hillsborough County, Florida, wherein MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and KIANI N. BOWMAN, et al., is the Defendant. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at <https://www.hillsborough.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on 9/16/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 4, Block 19, Magnolia Park Central Phase B, according to the plat thereof, as recorded in Plat Book 115, Pages 218-221, 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 13, 2026

By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
August 21, 28, 2026 26-02986H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-015829
CITIMORTGAGE, INC., Plaintiff, vs. ANGIE FERNANDEZ, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 23, 2026 in Civil Case No. 23-CA-015829 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein CITIMORTGAGE, INC. is Plaintiff and Angie Fernandez, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 40, Block 3, WOODBERRY ESTATES, according to the map or plat thereof as recorded in Plat Book 44, Page 79, Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-07657FL
August 21, 28, 2026 26-03066H

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. 18-CA-003180
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, Plaintiff, vs. NASIR F NAGAMIA AND KHURSHID N NAGAMIA, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 02, 2025, and entered in 18-CA-003180 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 is the Plaintiff and KHURSHID N. NAGAMIA A/K/A KHURSHID NAGAMIA; UNKNOWN SPOUSE OF KHURSHID N. NAGAMIA A/K/A KHURSHID NAGAMIA; 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 15, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ:

LOT 17, BLOCK 1, COUNTRY LAKES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 22 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 602 SPECK COURT, 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 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 Courts as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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 14 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/Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@raslg.com
17-059229 - MiM
August 21, 28, 2026 26-03041H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-008027
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DAKOTA TAYLOR LOWE; JAMES ARTHUR HICKS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ABERDEEN COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF DAKOTA TAYLOR LOWE; UNKNOWN SPOUSE OF JAMES ARTHUR HICKS, Defendants.
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 29, 2026 in Case No.: 25-CA-008027 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and DAKOTA TAYLOR LOWE, JAMES ARTHUR HICKS, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ABERDEEN COMMUNITY ASSOCIATION, INC., UNKNOWN SPOUSE OF DAKOTA TAYLOR LOWE and UNKNOWN SPOUSE OF JAMES ARTHUR HICKS, are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.hillsborough.realforeclose.com on September 2, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK 1, JOHNSON POINTE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 223 THROUGH 226 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as: 1702 JOHNSON POINTE DRIVE, PLANT CITY, FL 33566

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

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

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

Dated this 12th day of August 2026.

SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail: mshapanka@sokrem.com
Secondary e-mail: pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
August 21, 28, 2026 26-02980H

SECOND INSERTION

RE-NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CC-036497
WEST COAST SERVICING, INC, Plaintiff, Vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN, BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BEVERLY ANN GARY A/K/A BEVERLY ANN GARY PATTERSON A/K/A BEVERLY ANN PATTERSON A/K/A BEVERLY GARY PATTERSON (DECEASED), et. al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order dated July 27, 2026, entered in Civil Case No. 24-CC-036497 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WEST COAST SERVICING, INC is Plaintiff and UNKNOWN SPOUSE OF BEVERLY ANN GARY A/K/A BEVERLY ANN GARY PATTERSON A/K/A BEVERLY ANN PATTERSON A/K/A BEVERLY GARY PATTERSON; LASCELLE PATTERSON; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; ADRIAN F. GRANT; SIERRA I. GRANT and LONZIE E. GARY, POTENTIAL HEIRS OF THE ESTATE OF BEVERLY ANN GARY A/K/A BEVERLY ANN GARY PATTERSON A/K/A BEVERLY ANN PATTERSON A/K/A BEVERLY GARY PATTERSON (DECEASED), 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 18, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

All that certain land situate in Hillsborough County, Florida, viz:

The East 33 feet of Lot 3 and the west 19 feet of lot 4, block 5 of JJ Holloman's according to the plat thereof as recorded in Plat Book 3, Page 72, and Plat Book 8, page 9, of the Public Records of Hillsborough County, Florida 154351-0000

Property Address: 3814 Cayuga Street, Tampa, FL 33610.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 18th 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
Email: service@mls-pa.com
BY: /s/ Mathew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
August 21, 28, 2026 26-03050H

ACTIONS / SALES

SECOND INSERTION
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002561 DIVISION: A IN RE: ESTATE OF LEONEL L. MENDEZ, Deceased. TO: JUAN PABLO MENDEZ, Unknown ZONIA MENDEZ, 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 09/14/26 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 8/6/2026. As Clerk of Court (SEAL) RYAN MARSH As Deputy Clerk First publication on: August 21, 2026 Petitioner's attorney, David W. Veliz, 630 North Wymore Road, Suite 330, Maitland, Florida 32751 Aug. 21, 28; Sep. 4, 11, 2026
26-02955H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-002102 NEWREZ LLC, Plaintiff, vs. CLARA JINHEE LEE; UNKNOWN SPOUSE OF CLARA JINHEE LEE; BAYPORT WEST HOMEOWNERS ASSOCIATION, INC.;; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: CLARA JINHEE LEE (Current Residence Unknown) (Last Known Address(es)) 7110 SILVERMILL DRIVE TAMPA, FL 33635 230 CARYL WAY OLDSMAR, FL 34677 UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 7110 SILVERMILL DRIVE TAMPA, FL 33635 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 7110 SILVERMILL DRIVE TAMPA, FL 33635 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 15, BLOCK 2, BAYPORT WEST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A: 7110 SILVERMILL DRIVE, TAMPA, FL 33635. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER,
P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 9/18/2026, a date which is within 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org. WITNESS my hand and the seal of this Court this 13 day of August, 2026. VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature Jennifer Taylor Print Name if Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff 26-52682 August 21, 28, 2026 26-03036H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CA-003964 SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. RIZAH MAHMUTI, et al., Defendants. TO: RIZAH MAHMUTI ALTIN MAHMUTI UNKNOWN SPOUSE OF RIZAH MAHMUTI UNKNOWN SPOUSE OF ALTIN MAHMUTI YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 5, BLOCK D, BASSET CREEK ESTATES PHASE 2A, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 129 THROUGH 143, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 9/15/2026, 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 at-
torney 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 10 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 25-03270 August 21, 28, 2026 26-02972H

SECOND INSERTION
NOTICE OF ACTION IN THE COUNTY COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2026-CC-28421 NEXT DIMENSION CONSTRUCTION, INC. Plaintiff, vs. AMANDA WERT, Defendant. TO: AMANDA WERT 11418 Weston Course Loop Riverview, Florida 33579 YOU ARE NOTIFIED that an action for construction lien foreclosure, breach of contract and alternative claim for unjust enrichment has been filed against you and you are required to serve a copy of your written defenses, if any, to it on EDWIN A. GREEN, III, attorney for Plaintiff, whose address is 1531 SE 36th Avenue, Ocala, Florida 34471 within 9/23/2026 days after the first publication of this notice as identified below, and file the original with the Clerk of 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. WITNESS my hand and the seal of this Court this 18 day of August, 2023. VICTOR D. CRIST As Clerk of the Court (SEAL) By: Jennifer Taylor Deputy Clerk Jennifer Taylor Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 EDWIN A. GREEN, III, attorney for Plaintiff, 1531 SE 36th Avenue, Ocala, Florida 34471 August 21, 28, 2026 26-03060H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-002252 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3 Plaintiff(s), vs. CITY OF TAMPA, FLORIDA; CHRISTOPHER CRUZ; MIDTOWN VENTURE GROUP LLC; GEBI D. GENEMO; THE UNKNOWN SPOUSE OF GEBI D. GENEMO; THE UNKNOWN TENANT IN POSSESSION 2, Defendant(s). TO: THE UNKNOWN SPOUSE OF GEBI D. GENEMO LAST KNOWN ADDRESS: 3737 NE 135TH AVE PORTLAND, OR 97230 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: LOT 10 OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 915 East 122nd Avenue, Tampa, FL 33612
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this the day of JUL 28 2026. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Patricia Corbin Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-004927-2 August 21, 28, 2026 26-02990H

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-005630 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B, Plaintiff, vs. RHONDA SAYRE A/K/A RHONDA S. UNSWORTH, et al. Defendant(s). TO: RHONDA SAYRE A/K/A RHONDA S. UNSWORTH, UNKNOWN SPOUSE OF RHONDA SAYRE A/K/A RHONDA S. UNSWORTH, Whose Residence Is: 7305 SOUTH O'BRIEN STREET, TAMPA, FL 33616 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 3, BLOCK 153, MAP OR PART OF PORT TAMPA CITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGES 56-58, TOGETHER WITH THE EAST 1/2 OF CLOSED ALLEY ABUTTING ON THE WEST; SAID LANDS SITUATED, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 09/18/2026/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of AUG 13 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 25-315716 August 21, 28, 2026 26-02992H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-006367 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R2, Plaintiff, VS. LUKE A. STEPHENS; et al., Defendant(s). TO: Unknown Spouse of Luke A. Stephens Last Known Residence: 8703 Palisades Drive Tampa, FL 33615 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: LOT 133, BLOCK 1, BAY CREST PARK, UNIT NO. 21, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 43, PAGE 24, 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
09/18/2026, 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 AUG 13 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 1338-424B Ref# 22470 August 21, 28, 2026 26-03035H

SECOND INSERTION
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2000-CP-000054 DIVISION: A IN RE: ESTATE OF ROBERT E. FURMAN, deceased. TO: Matthew R. Furman, Current Address Unknown YOU ARE NOTIFIED that a Petition to Reopen Probate and for Subsequent 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: Ryan Shirley, 901 Northpoint Parkway, Ste. 310, West Palm Beach, Florida 33407 on or before 9/21,
2026, 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 each week for four consecutive weeks in the Business Observer. WITNESS my hand and the seal of this Court on this day 8/13, 2026. Victor D. Crist Clerk of the Court (SEAL) RYAN MARSH As Deputy Clerk Ryan Shirley, Esq. Ryan Shirley Law, P.A. 901 Northpoint Parkway, Ste. 310 West Palm Beach, FL 33407 Telephone: 561-660-8613 Aug. 21, 28; Sep. 4, 11, 2026 26-02977H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CA-005092 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2025-NQM2, Plaintiff, vs. SANTOS ARIEL MENJIVAR SANDOVAL; ANGELA ANTONIA HERNANDEZ PAZ.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: SANTOS ARIEL MENJIVAR SANDOVAL (Current Residence Unknown) (Last Known Address(es)) 613 ROYAL CREST WAY BRANDON, FL 33511 2020 THRACE ST TAMPA, FL 33605 8317 ALLAMANDA AVENUE TAMPA, FL 33619 ANGELA ANTONIA HERNANDEZ PAZ (Current Residence Unknown) (Last Known Address(es)) 613 ROYAL CREST WAY BRANDON, FL 33511 2020 THRACE ST TAMPA, FL 33605 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 613 ROYAL CREST WAY BRANDON, FL 33511 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 4, BLOCK 3, ROYAL CREST ESTATES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A: 613 ROYAL CREST WAY, BRANDON, FL 33511. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 9/14/2026, a date which is within 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org. WITNESS my hand and the seal of this Court this 6 day of August, 2026. VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature Jennifer Taylor Print Name if Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff 26-52981 August 21, 28, 2026 26-02976H

ACTIONS

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 26-CA-003641 PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. VIDA WEEKES; NORTH PARK ISLE ASSOCIATION, INC.; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ALICIA DANIELLE SMITH AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ALICIA DANIELLE SMITH AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOW 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: LOT 45, NORTH PARK ISLE PHASE 2A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 143, PAGE 263, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 1642 Hazy Sea Drive, Plant City, FL 33565	You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this the 11 day of June, 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. 26-003369-1 August 21, 28, 2026 26-03037H	HILLSBOROUGH COUNTY, FLORIDA. commonly known as 7051 SILVERMILL DR, TAMPA, FL 33635 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 09/10/2026, (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: AUG 05 2026 CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (COURT SEAL) By: Patricia Corbin Deputy Clerk Ryan Sutton Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 328202/2633469/and August 21, 28, 2026 26-02991H

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 26-CA-004704 DHI MORTGAGE COMPANY, LTD Plaintiff(s), vs. JESSICA ROSE GRACIANO A/K/A JESSICA GRACIANO; GRAND OAK GLEN HOMEOWNERS ASSOCIATION, INC.; LVNV FUNDING, LLC; UNITED STATES OF AMERICA; THE UNKNOWN SPOUSE OF JESSICA ROSE GRACIANO; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: THE UNKNOWN SPOUSE OF JESSICA ROSE GRACIANO LAST KNOWN ADDRESS: 9743 TRONCAIS CIRCLE, THONOTOSASSA, FL 33592 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: LOT(S) 16, BLOCK 2, GRAND OAK GLEN, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 124, PAGES 56 THROUGH 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 9743 Troncais Circle, Thonotosassa, FL 33592 You are required to file a written re-	sponse with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this the day of JUL 28 2026. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Patricia Corbin Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 19-010868-2 August 21, 28, 2026 26-03025H	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CA-004589 ROCKET MORTGAGE, LLC, Plaintiff, vs. DRAKE A MANN A/K/A DRAKE MANN, et al., Defendants. TO: DRAKE A MANN A/K/A DRAKE MANN 1655 BLUE ROSE DR, RUSKIN, FL 33570 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 78, OF SPENCER CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 153, 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 9/16/2026, 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 Courts 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 11 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 26-01051 August 21, 28, 2026 26-02971H

SECOND INSERTION	SECOND INSERTION	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-010871 DIVISION: J IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD. TO: Mildride Francois, Birth Mother of the female child born on September 3, 2016, to Mildride Francois Current Residence Address: Unknown Last Known Residence Address: Unknown except for Saint Louis Du Nord, Haiti 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 female child born to September 3, 2016, in Saint Louis Du Nord, Haiti. The birth mother, Mildride Francois, is African American, forty-one (41) years old, with brown hair and brown eyes. All other physical characteristics and her residence address are unknown and	cannot be reasonably ascertained. There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on Tuesday, September 29, 2026 at 1:30 p.m. Eastern time, before Judge Robert A. Bauman at the George E. Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 402, Tampa, Florida 33602. The Court has set aside fifteen (15) minutes for the hearing. The grounds for termination of parental rights are those set forth in §63.089 of the Florida Statutes. 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, Jeanne T. Tate, P.A., 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 Thursday, September 21, 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 August 5, 2026. VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-02965H

SECOND INSERTION
ASSUMED BEARING ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 916.02 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 90° 00' 00" E FOR A DISTANCE OF 20.00 FEET. THENCE S. 00° 23' 19" W FOR A DISTANCE OF 566.0 FEET THENCE S 90° 00' 00" W FOR DISTANCE OF 211.00 FEET. THENCE N 00° 23' 19" E FOR A DISTANCE OF 211.00 FEET. THENCE N 90° 00' 00" E FOR A DISTANCE OF 191.00 FEET. THENCE N 00° 23' 19" E FOR A DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING. LESS EXISTING RIGHT OF WAY ON THE NORTH SIDE FOR BEAUCHAMP ROAD. TOGETHER WITH A 2003 PALM HARBOR MOBILE HOME, VIN #(S) PH0913914AFL & PH0913914BFL, TITLE NUMBER(S) 100343181 & 100342948. 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 09/15/2026, and file the origi-

nal 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 AUG 10 2026.
As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1184-2731B
Ref# 22248
August 21, 28, 2026 26-02975H

SALES

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-015060 WELLS FARGO BANK, N.A. Plaintiff, v. KRISTIE L. SMITH; UNKNOWN SPOUSE OF KRISTIE L. SMITH; UNKNOWN TENANT 1; UNKNOWN TENANT 2; SOUTHSORE FALLS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 1, 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 4, BLOCK 5, SOUTHSORE FALLS PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE(S) 171 THROUGH 188, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 201 SHELL FALLS DR, APOLLO BEACH, FL 33572-3129 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on Sep-		
tember 14, 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 17 day of August 2026. eXL Legal, PLLC Designated Email Address: efiling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar 562221 1000009334 August 21, 28, 2026	26-03045H	

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.: 26-CA-000798 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. DEVIN TAYLOR BASS; STORM TAYLOR BASS; SOLAR MOSAIC LLC; THE SUMMIT AT FERN HILL 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. 26-CA-000798, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and DEVIN TAYLOR BASS; STORM TAYLOR BASS; SOLAR MOSAIC LLC; THE SUMMIT AT FERN HILL 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 30, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 27, FERN HILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED		
IN PLAT BOOK 126, PAGE(S) 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT 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/ Mola R. Bosland FBN: 30330 Primary E-Mail: ServiceMail@aldridgepite.com 1184-002B Ref# 22854 August 21, 28, 2026	26-02960H	

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-009027 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. MARK PRYBYLA; UNKNOWN SPOUSE OF MARK PRYBYLA; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; PANTHER TRACE II HOMEOWNERS' 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 August 5, 2026 in Civil Case No. 25-CA-009027, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and MARK PRYBYLA; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; PANTHER TRACE II HOMEOWNERS' 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 29, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 61, BLOCK 5, PANTHER		
TRACE PHASE 2A-2 UNIT 2, AS RECORDED IN PLAT BOOK 105, PAGES 240-269 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 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/ Mola R. Bosland FBN: 30330 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2702B Ref# 22846 August 21, 28, 2026	26-02961H	

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 25-CA-009332 DIVISION: I Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.- Kathy Pickard; Unknown Spouse of Kathy Pickard; Sunrun Installation Services, Inc.; Lake Saint Clair Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-009332 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Kathy Pickard are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on September 10, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 43, BLOCK 1, LAKE ST. CLAIR PHASE 1 - 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGES 33-1		
THROUGH 33-9, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLService@logs.com Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Michael L. Tebbi Michael L. Tebbi, Esq. FL Bar # 70856 25-333752 FCO1 CXE August 21, 28, 2026	26-03031H	

SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CC-005724 PALM RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC. Plaintiff, v. ERIC LITTLEJOHN, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants. Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as: Lot 1A, in Block 31, of PALM RIVER TOWNHOMES PARTIAL REPLAT, according to the plat thereof recorded in Plat Book 143, Page 223, of the Public Records of Hillsborough County, Florida. at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 2nd day of October, 2026. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 14 day of August, 2026. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Ste 250 Tampa, Florida 33609 Attorneys for Plaintiff August 21, 28, 2026		
26-03020H		

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-004491 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. EMMANUEL CAEZ NEGRON; GROW FINANCIAL FEDERAL CREDIT UNION; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF REID FRIEDMAN 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 04 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 15 AND 16, BLOCK 27, GRANT PARK, ACCORDING OT THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 3405 N GARRISON ST, 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 13 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 26-01807 August 21, 28, 2026	26-02996H	

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. 25-CA-002305 Division K RESIDENTIAL FORECLOSURE Section II NAVY FEDERAL CREDIT UNION Plaintiff, vs. ROBERT WILLIAM JACKSON, JR. A/K/A ROBERT JACKSON, KAYLA RENE YORK, LVNV FUNDING LLC, UNKNOWN SPOUSE OF ROBERT WILLIAM JACKSON, JR. A/K/A ROBERT JACKSON, UNKNOWN SPOUSE OF KAYLA RENE YORK, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 7, 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 17 AND 18, HANCOCK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE(S) 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 8002 MAYSAVE, RIVERVIEW, FL 33578; 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 18, 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 August 13, 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 110650/2528486/CMP August 21, 28, 2026		
26-02978H		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION CASE NO.: 25-CA-009809 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JESUS ECHEVERRIA; AURELIANO BLAS JR.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY CLERK OF COURTS; MIDLAND CREDIT MANAGEMENT, INC.; ALLY BANK; UNKNOWN SPOUSE OF JESUS ECHEVERRIA; UNKNOWN SPOUSE OF AURELIANO BLAS JR., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 15, 2026, in Case No. 25-CA-009809 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JESUS ECHEVERRIA, AURELIANO BLAS JR., UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, STATE OF FLORIDA, HILLSBOROUGH COUNTY, CIVIL DIVISION, HILLSBOROUGH COUNTY CLERK OF COURTS, MIDLAND CREDIT MANAGEMENT, INC., ALLY BANK, and UNKNOWN SPOUSE OF AURELIANO BLAS JR., are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.hillsborough.realforeclose.com on September 15, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: A PART OF LOTS, 1, 2, 3 AND 4, BLOCK 4, ALABAMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 97, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE WESTERLY 15 FEET FOR RIGHT OF WAY AND LESS THE SOUTH 70 FEET OF THE EAST 100 FEET OF SAID LOTS 3 AND 4 AND ALSO LESS THAT PART DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-		
WEST CORNER OF SAID LOT 1, BLOCK 4, THENCE SOUTH 84 DEGREES 11' EAST ALONG THE SOUTH RIGHT OF WAY OF EAST ALABAMA STREET AND THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 108.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 49 DEGREES 39' EAST ALONG THE SOUTH RIGHT OF WAY OF CORONET STREET AND THE EAST BOUNDARY OF SAID LOT 1, A DISTANCE OF 120.36 FEET; THENCE SOUTH 00 DEGREES 01' EAST ALONG THE WEST RIGHT OF WAY OF SOUTH KNIGHTS STREET AND THE EAST BOUNDARY OF SAID BLOCK 4 A DISTANCE OF 57.33 FEET; THENCE LEAVING SAID RIGHT OF WAY WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 03 DEGREES 25' 36" EAST A DISTANCE OF 135.70 FEET TO THE POINT OF BEGINNING. Also known as: 803 E ALABAMA ST, PLANT CITY, FL 33563 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 12th day of August 2026. SOKOLOF REMTULLA, LLP Counsel for Plaintiff 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Facsimile: (561) 342-4842 Primary e-mail: mshapanka@sokrem.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka Matthew Shapanka, Esq. Florida Bar No.: 52874 August 21, 28, 2026	26-02981H	



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

W0707

--- ACTIONS / PUBLIC NOTICES ---			
FOURTH INSERTION		THIRD INSERTION	
NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 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		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	

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FOURTH 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

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.: 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, in Lima, Peru, 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 residence address of any known or unknown legal or biological father 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, on 7/29/2026.

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

THIRD 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

FOURTH 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

FOURTH 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. 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

THIRD 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

FOURTH 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

FOURTH INSERTION

Notice of Action

(Service by Publication)

NOTICE OF ACTION

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

CASE NO. 26-CC-012551

Division I

Taylor Sarah Louise Colman,

Plaintiff/Petitioner, v.

Andrew Nathan Crouch,

Defendant/Respondent.

TO: Andrew Nathan Crouch

LAST KNOWN ADDRESS: 319

Lookout Dr Apollo Beach, FL 33572

YOU ARE NOTIFIED that an action to collect a debt has been filed against you, and you are required to serve a copy of your written defenses, if any, to Taylor Sarah Louise Colman, whose address is 939 Terra Vista St Brandon FL 33511, on or before SEPTEMBER 8th 2026 and file the original with the Clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on the Plaintiff/Petitioner or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

WITNESS my hand and the seal of this Court on this day of JUL 29 2026.

CLERK OF THE CIRCUIT COURT (SEAL) BY: Omega Brown

Deputy Clerk

Taylor Sarah Louise Colman

939 Terra Vista St

Brandon FL 33511

August 7, 14, 21, 28, 2026

26-02845H