Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

Public Notice

Effective Oct. 1, 2026, Kantilal Bhadja, MD, will no longer be providing care at Optum.

Patients of Dr. Bhadja may continue care at Optum – Hyde Park.

Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.

September 4, 11, 18, 25, 2026 26-03194H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that WesCal LLC, desiring to engage in business under the fictitious name Tradetiq located at 3903 YOUNG RD, PLANT CITY, FL 33565, 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.

September 4, 2026 26-03183H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that SACHI LLC, OWNER, desiring to engage in business under the fictitious name of PIKMYKID located at 5005 W LAUREL ST, TAMPA, FLORIDA 33607 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.

September 4, 2026 26-03227H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that CAARDETAILERZ LLC desiring to engage in business under the fictitious name of Gulf Coast Airplane Detailers located at 1152 Tracey Ann loop Seffner Fl 33584, in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, Tallahassee, Florida.

September 4, 2026 26-03184H

FIRST INSERTION

BUSINESS ANNOUNCEMENT

Blue Basin Innovation, LLC is pleased to announce the launch of Blue Basin Notary, a fictitious name/DBA of Blue Basin Innovation, LLC, providing professional mobile notary services to individuals and businesses throughout the Tampa Bay area.

Blue Basin Notary will officially commence services on October 1, 2026.

Blue Basin Notary
A DBA of Blue Basin Innovation, LLC
Service You Can Sign On.

September 4, 2026 26-03237H

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 EZ Pettrax located at 2504 Padre Pl 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 28th day of August, 2026
Gary F. Stecker
Gary F. Stecker

September 4, 2026 26-03182H

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 Stirred Word located at 301 Harbour Place Drive in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2026
Luz Cárdenas

September 4, 2026 26-03242H

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 Roadrunner Revival located at 1681 Fred Ives St in the City of Ruskin, Hillsborough, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2026
Samantha Altman

September 4, 2026 26-03224H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/18/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 COMM mobile home bearing vehicle identification numbers G108127A and G108127B and all personal items located inside the mobile home. Last Tenant: Joseph Gordon Scoppettuolo. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

September 4, 11, 2026 26-03238H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/18/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2011 PALM mobile home bearing vehicle identification numbers PH0918226AFL and PH0918226BFL and all personal items located inside the mobile home. Last Tenant: Sherri Chapman Powell. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

September 4, 11, 2026 26-03264H

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 Newderm located at 265 Treeland Dr. Ste. A in the City of Ladson, SC 29456 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2026
MEDALTUS, LLC

September 4, 2026 26-03244H

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 DanSyn Kitchen & Bath located at 1710 E Frierson Ave 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 28th day of August, 2026
Daniel Synal
Daniel Synal

September 4, 2026 26-03220H

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 SOUL MOTIONS located at 2208 E 17TH AVE in the County of HILLSBOROUGH, in the City of TAMPA, Florida 33605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated August 28, 2026
THOMAS G AMRHEIN

September 4, 2026 26-03225H

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 DoUTrustME located at 16304 Doune Ct in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of August, 2026
Brittany C Johnson
DoUTrustME, LLC

September 4, 2026 26-03221H

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 VERITY AIR CONDITIONING located at 933 ZONE TALIED HAWK PL in the City of RUSKIN, Hillsborough, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of August, 2026
QUALITY DUCT'S LLC

September 4, 2026 26-03214H

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 H&G Advanced Skin Institute located at 108 Whitaker Rd. in the City of Lutz, Hillsborough, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of August, 2026
Hush and Glow, LLC
Anna Kosichenko

September 4, 2026 26-03178H

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 Levitate Massage & Wellness located at Tampa in the City of Tampa, Hillsborough, FL 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of August, 2026
Maria Moura
Levitate Massage & Wellness

September 4, 2026 26-03223H

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 String Light Cottages, located at 11607 Renaissance View Ct., 33626, in the City of Tampa, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: String Light Hospitality LLC

September 4, 2026 26-03234H

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 The Cottages at String Light, located at 11607 Renaissance View Ct., 33626, in the City of Tampa, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: String Light Hospitality LLC

September 4, 2026 26-03233H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TAMPA TERRAZZO located at 1409 SUNNYHILLS DR in the City of BRANDON, Hillsborough, FL 33510 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2026
AL SERVICES OF TAMPA BAY LLC
GORDON SPICER

September 4, 2026 26-03219H

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 CARROLLWOOD CARE CENTER located at 15002 HUTCHISON RD in the City of TAMPA, Hillsborough, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026
SS Hillsborough I Community HC, LLC

September 4, 2026 26-03257H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Nay Music, located at 119 N Glen Arven Avenue, in the City of Temple Terrace, County of Hillsborough, State of FL, 33617, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 31 of August, 2026.
Justin Charles Nay
119 N Glen Arven Avenue
Temple Terrace, FL 33617

September 4, 2026 26-03229H

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 COMMUNITY CONVALESCENT CENTER located at 2202 W OAK AVE in the City of PLANT CITY, Hillsborough, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026
SS Hillsborough II Community HC, LLC

September 4, 2026 26-03258H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/03/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

JTDKN3DU4C1528065
2012 TOYOT PRI
5N1DR2MM8KC588467
2019 NISSAN PATHFINDER
JTEBU14R668058292
2006 TOYOT 4RN
5YFBURHE3EP103007
2014 TOYOTA COROLLA
5TFRY5F18AX092609
2010 TOYOTA TUNDRA DOUBLE CAB
JTEBU14R08K022779
2008 TOYT 4RN
2T2ZK1BA6AC023783
2010 LEXUS RX 350
4T3BK11A79U007505
2009 TOYT VENZA
JTJBM7FX5D5056600
2013 LEXUS GX460
5TELU42N27Z414764
2007 TOYT TACOMA
SALVN2BG2EH896820
2014 LAND ROVER RANGE ROVER
1HGCV1F41JA060509
2018 HONDA ACCORD
2T3RFREV5FW359590
2015 TOYOT RAV
5FNYF6H1XGB020060
2016 HONDA PLT
5TETX22N56Z243129
2006 TOYOTA TACOMA ACCESS CAB
JTMBFREV3JJ740203
2018 TOYOTA RAV4 LE

September 4, 2026 26-03193H

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 Sushi's Card House located at 400 N Tampa St Ste 1550 #628812, 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 31 day of August, 2026.
Sushi's Card House LLC

September 4, 2026 26-03228H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jennifer Odom / JNO PROPERTY MANAGEMENT, LLC will engage in business under the fictitious name JEN'S CURATED GIFT BASKETS & MORE, with a physical address 9411 Channing Hill Dr Ruskin, FL 33573, with a mailing address 9411 Channing Hill Dr Ruskin, FL 33573, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 4, 2026 26-03179H

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 CrossPeak Consulting located at 7406 Clary Sage Avenue 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 1st day of September, 2026
Amity Digital Marketing LLC
Scott Amity

September 4, 2026 26-03222H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Corey Harnish will engage in business under the fictitious name BEACHSIDE NOTARY, with a physical address 1021 APOLLO BEACH BOULEVARD APT 4 APOLLO BEACH, FL 33572, with a mailing address 1021 APOLLO BEACH BOULEVARD APT 4 APOLLO BEACH, FL 33572, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 4, 2026 26-03226H

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 Knighted located at 22515 Weeks Blvd, in the County of Hillsborough, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 31st day of August, 2026.
NIEVES EFFECT LLC

September 4, 2026 26-03243H

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 939381 from Cortaro Heights Apartments LLC 1228 Euclid Ave, 4th Floor Cleveland, OH 44115. Application received: 4/20/2026. Proposed activity: multi-family residential. Project name: Cortaro Heights. Project size 4.19 acres Location: Section(s) 11, Township 32 South, Range 19 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

September 4, 2026 26-03270H

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday September 16, 2026 @ 10:00 AM.

A-7 Bernard Toussaint
A-11 Evylyn Manly

September 4, 11, 2026 26-03218H

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 REHABILITATION AND HEALTHCARE CENTER OF TAMPA located at 4411 N HABANA AVE in the City of TAMPA, Hillsborough, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026
SS Hillsborough III Community HC, LLC

September 4, 2026 26-03259H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

The Board of Supervisors of the Cory Lakes Community Development District will hold their regular meetings for the **Fiscal Year 2026-2027 at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, FL 33647 at 6:00 p.m.** on the 3rd Thursday of each month unless otherwise indicated as follows:

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

Brian Young, District Manager
September 4, 2026 26-03168H

FIRST INSERTION

Notice of Meetings Fiscal Year 2026/2027
Live Oak No. 2 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 Live Oak No. 2 Community Development District shall be held at **7:00 p.m. at the Live Oak Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida 33647.** The meeting dates are as follows:

January 21, 2027
May 20, 2027
August 19, 2027
September 16, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 at (813) 382-7355, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

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 Inframark at (813) 382-7355. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Inframark
Kristee Cole, District Management
September 4, 2026 26-03172H

FIRST INSERTION

NOTICE OF WORKSHOP
CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

The Cordoba Ranch Community Development District's Board of Supervisors will hold a workshop on Wednesday, September 30, 2026, at 5:00 p.m. at 2208 Wain Ranch Lane, Lutz, Florida 33549.

This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The workshop may be continued to a date, time, and location to be specified on the record without additional publication of notice. A copy of the agenda for the workshop may be obtained from Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Telephone: (813) 873-7300.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Samantha Zanoni, District Manager
September 4, 2026 26-03197H

FIRST INSERTION

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

The Board of Supervisors of the Rivercrest Community Development District will hold their regular meetings for the **Fiscal Year 2026-2027 at the Rivercrest Clubhouse, 11560 Ramble Creek Drive, Riverview, FL 33569 at 6:30 p.m.** on the 3rd Monday of each month unless otherwise indicated as follows:

October 19, 2026
November 16, 2026
December 14, 2026* (2nd Monday)
January 25, 2027* (4th Monday)
February 22, 2027* (4th Monday)
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 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.

Richard McGrath, District Manager
September 4, 2026 26-03167H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the **"Board"**) of the Waterleaf Community Development District (the **"District"**) will be held on **September 16, 2026 at 5:30 p.m.** at the Riverview Public Library, Room 108, 9951 Balm Riverview Rd., Riverview, FL 33569. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 (**"District Manager's Office"**).

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

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

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

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

Richard McGrath, District Manager
September 4, 2026 26-03166H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 09/28/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: CACHIMBA BODYSHOP LLC 5YFEPMAEXMP191232 2021 TOYT 8790.00 / 5YFBURHE6KP867445 2019 TOYT 8255.00 / SALYL2EX9KA227186 2019 LNDR 13444.82 TEL: 813-697-1791 MV#: MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614/

NAME: AG GOLD AUTO SALES LLC 3TMAZ5CN3NM169867 2022 TOYT 15123.19 TEL: 813-697-1791 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/

NAME: RICHARD DIESEL INC 1FT8W3DT8LEE93439 2020 FORD 13801.40 TEL: 813-697-1791 MV#: MV106246 LOCATION: 8411 US HIGHWAY 301 N, TAMPA, FL 33637/

NAME: DLANDINO AUTOLOGISTIC LLC 4T1DAACKXSU047335 2025 TOYT 11042.66 / 1C6SRFFT5KN895212 2019 RAM 12386.23 TEL: 813-697-1791 MV#: MV116337 LOCATION: 743 CALICO SCALLOP ST, RUSKIN, FL 33570 /

NAME: A & D AUTO BODY SHOP INC 1GYS3GKJXHR253939 2017 CADI 10899.47 TEL: 813-697-1791 MV#: MV116320 LOCATION: 5806 BARRY LN, TAMPA, FL 33634/

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

September 4, 2026 26-03199H

FIRST INSERTION

BOARD OF SUPERVISOR'S MEETING DATES
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

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 South Creek Community Development District shall be held at **2:00 p.m.** at **The Offices of Inframark located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.** The meeting dates are as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device. 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 Office at (813) 873-7300 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 Manager's Office.

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

Inframark
District Management
September 4, 2026 26-03171H

FIRST INSERTION

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF WORKSHOP MEETING

The Board of Supervisors (**"Board"**) of the K-Bar Ranch II Community Development District (**"District"**) will hold a public workshop as follows:

DATE: September 21, 2026
TIME: 6:00:00 PM
LOCATION: 10820 Mistflower Lane
Tampa, FL 33647

The purpose of the public workshop is to discuss the District's proposed Parking and Traffic Enforcement Rules. The public workshop is open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda may be obtained at the office of the District Manager, Haven Management Solutions, LLC, 255 Primera Boulevard, Suite 160 Lake Mary, FL 32746, (407) 574-3250 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.kbarranchiicdd.org/.

The public workshop and/or the meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public workshop 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.

District Manager
K-Bar Ranch II Community Development District
September 4, 2026 26-03236H

FIRST INSERTION

BOARD OF SUPERVISOR'S MEETING DATES
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

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 Spencer Creek Community Development District shall be held at 2:00 p.m. at The Offices of Inframark located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607. The meeting dates are as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

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 Office at (813) 873-7300 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 Manager's Office.

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

Inframark
District Management
September 4, 2026 26-03170H

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the South-west Florida Water Management District has received Environmental Resource Permit application number 1000427 from Lynn and Linbeaugh Development LLC. Application received: July 25, 2026. Proposed activity: Commercial. Project name: Encanto Project size: 8.285 acres. Location: Section 18, Township 28, Range 18, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 High-way 301 North, Tampa, FL. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the district's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476, TDD only 1 (800) 231-6103.

September 4, 2026 26-03239H

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

NOTICE OF BOARD MEETING
BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **September 16, 2026, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
September 4, 2026 26-03169H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("Board") of the Waterleaf Community Development District ("District") will hold their regular meetings for Fiscal Year 2027 at the Riverview Public Library, 9951 Balm Riverview Rd., Riverview, FL 33569 on the 3rd Wednesday of every month at 6:00 p.m. 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

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, the District will hold a closed session as it relates to District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 ("District Manager's Office").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at a 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.

Richard McGrath, District Manager
September 4, 2026 26-03165H

FIRST INSERTION

NOTICE OF SPECIAL BOS MEETING
HAWKSTONE Community Development District

The Board of Supervisors of the Hawkstone Community Development District will hold a special meeting on Friday, September 11,2026 at 12:00 p.m. at the Rizzetta & Company Riverview Office located at 2700 S. Falkenburg Rd, Suite 2745, Riverview Florida, 33578. 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 Rd, Suite 2745, Riverview Florida, 33578., (813)533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813)533-2950. 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.

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 the appeal is to be based.

Hawkstone CDD
Stephanie DeLuna, District Manager
September 4, 2026 26-03263H

FIRST INSERTION

Hawkstone Community Development District
Notice of meeting and public hearing on proposed recreational facilities policies, Access Fob fees, rental rates, rental deposits, and non-resident user fees

The Hawkstone Community Development District (the **"District"**) hereby gives public notice of a meeting of its Board of Supervisors (the **"Board"**) and a public hearing, to review and adopt recreational facilities policies, Access Fob fees, rental rates, rental deposits, and non-resident user fees on **Wednesday September 16, 2026** at **3:30 p.m.** at the office of Rizzetta & Company, 2700 S. Falkenburg Road, Riverview, FL 33578.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types. The proposed rates and fees are:

Access Fob Fee	$25 per key fob
Rental Security Deposit	$100
Rental Rates (Up to 6 hours)	$25
Rental Rates (Over 6 hours)	$50
Non-Resident Annual User Fee	$1,983.43

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. The Board may also adopt additional rates and fees as it deems necessary and in the best interest of the District. At the conclusion of the hearing, the Board shall adopt the policies and rate and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the agenda and revisions of the District's policies and rate and fee schedules may be obtained on the District's website at https://www.hawkstonecdd.org/ prior to the meeting or by contacting the District Manager's office via email at SDeLuna@rizzetta.com.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager Stephanie DeLuna via the email above or via phone at 813-533-2950 for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

September 4, 2026 26-03174H

FIRST INSERTION

NOTICE OF MEETING
STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors Meeting of the **Stonelake Ranch Community Development District** is scheduled to be held on **Tuesday, September 15, 2026** at **12:30 p.m.** at the **Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.**

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting can be found on the District's website at www.stonelakeranchcdd.org, by phoning the District's Management office at (954) 658-4900 or request via email at wardj@pfm.com.

The meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (954) 658-4900 at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

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

Stonelake Ranch Community Development District
James P. Ward, District Manager
September 4, 2026 26-03173H

FIRST INSERTION

Notice of Meetings Fiscal Year 2027
Shell 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 Shell Point Community Development District shall be held at **6:00 p.m. at the Shell Point Clubhouse located at 1155 7th Ave NW, Ruskin, Florida 33570.** The meeting dates are as follows:

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

FISCAL YEAR WORKSHOPS 2026/2027

The Board will hold workshops to discuss various District matters during the year on the dates presented below.

October 27, 2026
November 24, 2026
December 22, 2026
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from the District's website at https://www.shellpointcdd.com/ or by contacting the District Manager via email at kristee.cole@inframark.com, 7 days prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

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 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 711, who can aid you in contacting the District Office.

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

Inframark
Kristee Cole, District Management
September 4, 2026 26-033235H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
STATE OF FLORIDA
PROBATE DIVISION
File Number: 26-CP-002523
IN RE: The Estate of:
JEAN SULLIVAN,
Deceased.

The administration of the estate of JEAN SULLIVAN, deceased, whose date of death was January 18, 2026, and whose social security number is xxx-xx-5699, 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 name and address of the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
LORENE SULLIVAN
2760 Delaney Court
Palm Harbor, Florida 34684
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
September 4, 11, 2026 26-03269H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File Number 26-CP-002780
Division W
Florida Bar No. 144663
IN RE: ESTATE OF
EVERLINE KIDD
Deceased.

The administration of the estate of EVERLINE KIDD, deceased, whose date of death was June 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is PO Box 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 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 SEPTEMBER 4, 2026.

Personal Representative
Name:
CATHY MARLENE WALKER
Address:
4486 HWY 8, Simpson, LA 71474
Attorney for Personal Representative
Charles S. White, of
CHARLES S. WHITE, P.A.
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. (813) 752-6155/
Fax. (813) 754-1758
Email: servicecswatty@aol.com
2nd Email: cswatty@aol.com
September 4, 11, 2026 26-03188H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-002085
DIVISION A
IN RE: ESTATE OF
LINDA LEE EVANS,
DECEASED.

The administration of the Estate of Linda Lee Evans, deceased, 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.

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 September 4, 2026.

Eduardo Castillo
Personal Representative
1102 Pelican Place
Safety Harbor, Florida 34695
Jaime Council
Attorney for Personal Representative
Florida Bar Number: 0015951
Fisher, Tousey, Leas & Ball, P.A.
780 North Ponce De Leon Boulevard
St. Augustine, Florida 32084
Telephone: (904) 819-6959
E-Mail:
jaimecouncil@fishertousey.com
Secondary E-Mail:
dab@fishertousey.com
September 4, 11, 2026 26-03203H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-002604
IN RE: ESTATE OF
SHERRY LYNN STEELE,
Deceased.

The administration of the estate of SHERRY LYNN STEELE, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Hillsborogh County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 4, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 4, 11, 2026 26-03268H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 26-CP-002869
DIVISION: B
IN RE: ESTATE OF
COLLEEN EVERHART
Deceased.

The administration of the estate of COLLEEN EVERHART, deceased, whose date of death was July 5, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 26-CP-002869; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS SEPTEMBER 4, 2026.

Personal Representative
JOHNIECE LIPPINCOTT
5907 N Albany Ave
Tampa, FL 33603
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
Secondary E-Mail:
service@linslawgroup.com
September 4, 11, 2026 26-03253H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 26-CP-002691
DIVISION: B
IN RE: YOLANDA D. STEELE
Deceased.

The administration of the estate of YOLANDA D. STEELE, deceased, whose date of death was April 5, 2026 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 26-CP-002691; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS SEPTEMBER 4, 2026.

Petitioner
CHRISTOPHER JAMES BESSER
12731 Cottage Mill Terrace
Midlothian, VA 23114
Attorneys for Petitioner
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
September 4, 11, 2026 26-03254H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-002031
DIV. A
IN RE: ESTATE OF
RITA MARY FULCO
Deceased.

The administration of the estate of RITA MARY FULCO, deceased, whose date of death was June 9, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, 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 September 4, 2026.

Personal Representative:
Robert Fulco
3104 Acacia Street
Luz, FL 33557
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:
contact@belzlegal.com
September 4, 11, 2026 26-03189H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-002290
Division. O
IN RE: ESTATE OF
MICHAEL NEALE THOMPSON
Deceased.

The administration of the estate of Michael Neale Thompson, 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 301 N Michigan Avenue, Plant City, Florida 33563. 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 September 4, 2026.

Personal Representative:
Tracey L. Thompson
1087 Cowart Road
Plant City, Florida 33567
Attorney for Personal Representative:
V. Ross Spano, Esq., Attorney
Florida Bar Number: 147923
2004 Thonotosassa Road, Ste. 102
Plant City, Florida 33563
Telephone: (813) 244-7758
E-Mail: ross@rossspanolaw.com
Secondary E-Mail:
vincent@rossspanolaw.com
September 4, 11, 2026 26-03187H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003088
IN RE: ESTATE OF
OLGA CRUZ ROQUE,
Deceased.

The administration of the estate of OLGA CRUZ ROQUE, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: September 4, 2026.

Signed on this 27th day of August, 2026.

SARA FUENTES
Personal Representative
Post Office Box 127
Polk City, FL 33868
SCOTT W. VIETH
Attorney for Personal Representative
Florida Bar No. 0059584
MACFARLANE FERGUSON &
McMULLEN
Post Office Box 1669
Clearwater, FL 33757
Telephone: (727) 441-8966
Email: swv@macfar.com
Secondary Email: mlh@macfar.com
September 4, 11, 2026 26-03198H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-3004 Division B
IN RE: ESTATE OF
SALVATORE INTRIERI,
A/K/A SAL INTRIERI
Deceased.

The administration of the estate of Salvatore Intrieri, a/k/a Sal Intrieri,, deceased, whose date of death was September 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The 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 September 4, 2026.

Personal Representative:
/s/ Samantha Sostillio
Samantha Sostillio
1017 Ventana Drive
Sun City Center, FL 33573
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
September 4, 11, 2026 26-03249H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-002804
Division B
IN RE: ESTATE OF
DONALD F. BUCKHOLT
Deceased.

The administration of the estate of Donald F. Buckholt, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
Courtney Lopez
8814 Beeler Drive
Tampa, Florida 33626
Attorney for Personal Representative:
Jed A. Stabler, Attorney
Florida Bar Number: 0120456
5405 Okeechobee Blvd, #202
West Palm Beach, FL 33417
Telephone: (561) 471-7100
Fax: (561) 623-8423
E-Mail: Jstabler@Jstablerlaw.com
Secondary E-Mail:
Cmurray@Jstablerlaw.com
September 4, 11, 2026 26-03190H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-002892
Division A
IN RE: ESTATE OF
FUMIE OKAYA TEITELBAUM,
aka FUMIE O. TEITELBAUM
Deceased.

The administration of the estate of FUMIE OKAYA TEITELBAUM, also known as FUMIE O. TEITELBAUM, deceased, whose date of death was August 1, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 4, 2026.

ROMIE HEIDT
Personal Representative
11925 Keating Way
Tampa, FL 33626
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
September 4, 11, 2026 26-03191H

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
LV10266
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002826
IN RE: ESTATE OF RICARDO LENARD YOUNG, Deceased.

The administration of the estate of RICARDO LENARD YOUNG, deceased, whose date of death was November 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 4, 2026.

VICTORIA YOUNG
Personal Representative
1403 Big Oak Court
Brandon, FL 33511
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
September 4, 11, 2026 26-03248H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2614
Division A
IN RE: ESTATE OF LORAINE ROSE Deceased.

The administration of the estate of Loraine Rose, deceased, whose date of death was June 25, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
Amil Rose
10213 Quails Landing Ave.
Tampa, FL 33647
Attorney for Personal Representative:
Denise A. Welter, Esquire
Attorney for Personal Representative
Florida Bar Number: 585769
2312 Cypress Cove, Suite 101
Wesley Chapel, Florida 33544
Telephone: (813) 736-9080
E-Mail: team@welterlawoffice.com
September 4, 11, 2026 26-03232H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002893
IN RE: ESTATE OF THOMAS L. BERNASEK, Deceased.

The administration of the estate of THOMAS L. BERNASEK, deceased, whose date of death was August 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the mailing address of which is P. O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
ROBERT BERNASEK
2301 Boscobel Loop
Wappingers Falls, NY 12590
Attorney for Personal Representative:
JAMES W. GOODWIN
Florida Bar Number: 375519
MATTHEW P. SCHNITZLEIN
Florida Bar Number: 126463
Attorneys for Petitioner
MACFARLANE FERGUSON & MCMULLEN
One Tampa City Center
201 N. Franklin Street, Suite 2000
Tampa, FL 33602
Telephone: (813) 273-4360
Fax: (813) 273-4500
E-Mail: JWG@macfar.com
MPS2@macfar.com
Secondary E-Mail: LMM@macfar.com
September 4, 11, 2026 26-03192H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002495
IN RE: ESTATE OF DYANKO H. SULTOV, Deceased.

The administration of the estate of Dyanko H. Sultov, deceased, whose date of death was February 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida, 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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. The written demand must be filed with the clerk.

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 September 4, 2026.

Personal Representative:
Iryna Sultova
3015 Mojave Oak Dr.
Valrico, FL 33594
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
September 4, 11, 2026 26-03267H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002970
Division A
IN RE: ESTATE OF GEORGIA LEE SPILLMAN, aka GEORGIA L. SPILLMAN Deceased.

The administration of the estate of GEORGIA LEE SPILLMAN, also known as GEORGIA L. SPILLMAN, deceased, whose date of death was June 22, 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 BEF`ORE 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 September 4, 2026

JAMES P. HINES JR.
Personal Representative
315 S Hyde Park Avenue
Tampa, FL 33606
RYNE E. HARTT, ESQ.
Attorney for Personal Representative
Florida Bar No. 1011330
Hines Norman Hines P.L.
315 S Hyde Park Ave Tampa, FL 33606
Telephone: 813-251-8659
Email: rhartt@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
September 4, 11, 2026 26-03204H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001784
Division A
IN RE: ESTATE OF ROMAINE L. TAYLOR Deceased.

The administration of the estate of ROMAINE L. TAYLOR, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Co-Personal Representatives:
Denise L. Mobley
5730 Glen Harwell Road
Plant City, Florida 33566
Dianna M. Shuman
43 Jennies Lane
Catawissa, PA 17820
Attorney for Personal Representative:
/s/ Debra L. Dandar
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Team@TBELC.com
September 4, 11, 2026 26-03202H

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-003117
DIVISION G
ECA VENTURES, LLC, a Florida limited liability company, Plaintiff, vs.
MERRY SPIRITS, LLC, a Florida limited liability company d/b/a PREMIUM LIQUORS/ALLUSION BAR & LOUNGE; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; STATE OF FLORIDA DEPARTMENT OF REVENUE; SOUTHERN GLAZER'S WINE AND SPIRITS, LLC, a foreign limited liability company; and THE LCF GROUP, INC., a foreign corporation. Defendants.

NOTICE IS HEREBY GIVEN that under and by virtue of the Summary Final Judgment of Foreclosure and Determination and Award of Attorney's Fees entered on August 27, 2026, under Case No. 26-CA-003117 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein ECA VENTURES, LLC, a Florida limited liability company, is the Plaintiff and MERRY SPIRITS, LLC, a Florida limited liability company d/b/a PREMIUM LIQUORS/ALLUSION BAR & LOUNGE; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; STATE OF FLORIDA DEPARTMENT OF REVENUE; SOUTHERN GLAZER'S WINE AND SPIRITS, LLC, a foreign limited liability company; and THE LCF GROUP, INC., a foreign corporation are the Defendants, Victor D. Crist, Clerk of the Court and Comptroller, will offer for sale and sell at an internet online auction, which may be accessed at http://www.hillsborough.realforeclose.com at 10:00 a.m., on September 30, 2026, the following described property situated in Hillsborough County, Florida:

Florida 4COP Liquor License No. BEV39-09243

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

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

DATED this 2nd day of September 2026.

STEPHEN M. STONE, ESQUIRE
Florida Bar No. 113096
Attorney for Plaintiffs
725 North Magnolia Avenue
Orlando, Florida 32803
(407) 423-7910 Fax: (407) 423-8083
E-service: stephen@smstonelaw.com
Secondary: nancy@smstonelaw.com
September 4, 11, 2026 26-03271H

FIRST INSERTION

AMENDED 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 SUBDIVISION, 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 28, 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 31, 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
September 4, 11, 2026 26-03231H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-002950
IN RE: ESTATE OF DANIEL JAMES HAIGY Deceased.

The administration of the Estate of DANIEL JAMES HAIGY, deceased, who died on July 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Catherine Catlin, 800 E. Twiggs St. Tampa, Fl 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative
Beatriz Kong
9110 Woodbay Drive
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
September 4, 11, 2026 26-03266H

PUBLISH YOUR LEGAL NOTICE
Call **941-906-9386**
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V8

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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 September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07657FL
September 4, 11, 2026 26-03205H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-032768
THE VILLAS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
BENNETTE SHILLINGFORD, ET AL.,
Defendants.

Notice is hereby given that, pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as:

Unit 25-18111, THE VILLAS CONDOMINIUMS, according to the Declaration of Condominium recorded in Official Records Book 15349, Page 568 of the Public Records of Hillsborough County, Florida, together with an undivided share or interest in the common elements appurtenant thereto. Commonly referred to as: 18111 Villa Creek Drive, Tampa, Florida 33647.

at public sale, to the highest bidder for cash at 10 a.m., on the 1st 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 1st Day of September, 2026.

STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P:(813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff, THE VILLAS
September 4, 11, 2026 26-03260H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-010085
MIDFIRST BANK,
Plaintiff, vs.
CARRIE HALL, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 18, 2026 in Civil Case No. 25-CA-010085 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Carrie Hall, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 46, CORRECTED MAP OF GEORGIA TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13645FL
September 4, 11, 2026 26-03186H

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-002047
PennyMac Loan Services, LLC,
Plaintiff, vs.
Magdalena Zuniga,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-002047 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Magdalena Zuniga 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 September, 2026, the following described property as set forth in said Final Judgment, to wit:

THE EAST 1/2 OF LOT 382 AND ALL OF LOT 383, MAP OF RUSKIN CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 75, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: 055950-0000

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

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 1st day of September, 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-F00114
September 4, 11, 2026 26-03261H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-008010
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, v.
WINSTON MOORE, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on August 24, 2026, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on September 23, 2026, the following described property:

LOT 6, BLOCK C, COPPER RIDGE TRACT GI, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1121 SOARING OSPREY WAY, VALRICO, FL 33594

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

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

Cody J. Liese
Cody J. Liese, Esq.
FL Bar #: 1002491
MARINOSCI LAW GROUP, P.C.
Attorneys for Plaintiff
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-04157
September 4, 11, 2026 26-03262H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-010141
RESIDENTIAL FORECLOSURE
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
ERIC JAMES RUNDQUIST, RACHEL RUNDQUIST, EASTON PARK HOMEOWNERS' ASSOCIATION OF NEW TAMPA, INC., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on August 27, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 44, BLOCK 7, EASTON PARK PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 203 THROUGH 238, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10833 BREAKING ROCKS DR, TAMPA, FL 33647; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on October 29, 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 28, 2026
By: /s/ David Adamian
David Adamian
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
September 4, 11, 2026 26-03211H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CC-049042
Division: R
CYPRESS PARK GARDEN HOMES I CONDOMINIUM ASSOCIATION, INC., a Florida Not for Profit Corporation,
Plaintiff, vs.
LEONARDO SIERRA; AND UNKNOWN PARTY OR PARTIES IN POSSESSION,
Defendants.

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on August 7, 2026, in this cause, in the County Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

Condominium Parcel: Unit No. 4, CYPRESS PARK GARDEN HOMES I, a Condominium, according to the Declaration of Condominium recorded January 7, 1983 in Official Records Book 4049, page 628 and pat thereof recorded in Condominium Plat Book 5, Page 33 and Certificate of Surveyor and Developer recorded in Official Record Book 4063, Page 889, of the Public Records of Hillsborough County, Florida; together with an undivided 168th interest in the common elements and appurtenance thereto, in accordance with the Declaration.

Also known as 11931 Dietz Drive, Tampa, FL 33625.

at public sale, to the highest and best bidder, for cash, online at https://www.hillsborough.realforeclose.com, on: September 25, 2026, beginning 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. 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.

Respectfully submitted,
Johnson Pope Bokor Ruppel & Burns, LLP
360 Central Avenue,
Suite 500
St. Petersburg, FL 33701
(727) 999-9900 - Telephone
(727) 800-5981 – Facsimile
Primary Email Address:
kmaller@jpfirm.com
Secondary Email Address:
kmurphy@jpfirm.com
Attorneys for Plaintiff,
CYPRESS PARK GARDEN HOMES I CONDOMINIUM ASSOCIATION, INC.
By: s/Karen E. Maller
Karen E. Maller, Esquire
Florida Bar No. 822035
September 4, 11, 2026 26-03180H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-011298
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
AMELIE IVA EDMUNSON, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated August 25, 2026, issued in and for Hillsborough County, Florida, in Case No. 25-CA-011298, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and AMELIE IVA EDMUNSON, BRYAN EDMUNSON, WHISPERING OAKS OF TAMPA CONDOMINIUM ASSOCIATION, INC. and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 30, 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:

UNIT F OF BUILDING 65, WHISPERING OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 16059, PAGE 616, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2521 Cedar Cypress Court, Unit 101, Tampa, FL 33618

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 27th 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
25-000569-1
September 4, 11, 2026 26-03181H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-002020
MYCUMORTGAGE, LLC,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JAMIE T. CARTER A/K/A JAMIE CARTER, DECEASED; TRAX CREDIT UNION; UNKNOWN TENANT #1 N/K/A EVELYN CARTER; CARLIE ALEXIS CARTER; MATTHEW FISK CARTER
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 1, 2026 in Civil Case No. 25-CA-002020, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MYCUMORTGAGE, LLC is the Plaintiff, and ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JAMIE T. CARTER A/K/A JAMIE CARTER, DECEASED; TRAX CREDIT UNION; UNKNOWN TENANT #1 N/K/A EVELYN CARTER; CARLIE ALEXIS CARTER; MATTHEW FISK CARTER are Defendants.

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

ALL OF LOT 20 AND THE NORTH HALF OF LOT 21, BLOCK 4, EL PORTAL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 27th 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: Zachary Ullman
Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1666-002B
Ref# 24072
September 4, 11, 2026 26-03201H

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-006001
MCLP ASSET COMPANY, INC,
Plaintiff, VS.
DAVIN CLAY JOSEPH A/K/A DAVIN C. CLAY A/K/A DAVID JOSEPH; UNKNOWN SPOUSE OF DAVIN CLAY JOSEPH A/K/A DAVIN C. CLAY A/K/A DAVIN; CORY LAKE ISLES PROPERTY OWNERS 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 13, 2026 in Civil Case No. 24-CA-006001, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MCLP ASSET COMPANY, INC is the Plaintiff, and DAVIN CLAY JOSEPH A/K/A DAVIN C. CLAY A/K/A DAVID JOSEPH; UNKNOWN SPOUSE OF DAVIN CLAY JOSEPH A/K/A DAVIN C. CLAY A/K/A DAVIN; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

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

LOT 15, BLOCK 1, CORY LAKE ISLES - PHASE 2, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 11, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

IMPORTANT

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

Dated this 27th day of August, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1092-13480B
Ref# 24054
September 4, 11, 2026 26-03200H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2023-CA-165505
LUANA JUNE RODRIGUEZ,
Plaintiff, vs.
JAMES EDWARD LUMLEY, JR,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to an Order to Sell Property Via Public Auction, dated July 9, 2026, and entered in case # 2023-CA-016505 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein LUANA JUNE RODRIGUEZ is the Plaintiff, and JAMES EDWARD LUMLEY, JR. is the Defendant. The Hillsborough County Clerk of the Circuit Court will sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars ($50,000.00) to the highest bidder for cash on September 14, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online at https://www.hillsborough.realforeclose.com.

The subject property is described as set forth in the said Order, to wit:

The North 30 Feet of Lot 9 and The South 20 Feet Of Lot 8, Block 59, Together with The East 5 Feet Of Closed Alley Abutting On The West MAP OF PORT OF PORT TAMPA CITY, According To Map Or Plat Thereof As Recorded In Plat Book 1, Page 56 Of The Public Records Of Hillsborough County, Florida.
Parcel ID: A-17-30-18-42J-000059-00008.0
Physical address: 6817 S. Wall Street, Tampa, FL 33616

IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPUS 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 THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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 Office of the Court Administrator, (963) 534-4690, within two (2) days of your receipt of this Notice of Sale; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 771.

Dated this 26th day of August 2026.
/s/Stephen Hachey
By: Stephen K. Hachey, Esq.
Florida Bar 15322
Law Offices of Stephen K. Hachey, P.A.
Attorney for Plaintiff
10521 Bloomingdale Ridge
Riverview Florida 33578
September 4, 11, 2026 26-03175H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-014389
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS4
Plaintiff, v.
THELMA NADINE SYKES A/K/A THELMA N. SYKES; UNKNOWN SPOUSE OF THELMA NADINE SYKES A/K/A THELMA N. SYKES; UNKNOWN TENANT 2; UNKNOWN TENANT 1; COUNTRY HILLS HOMEOWNERS ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 9, 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 42 IN BLOCK 1 OF COUNTRY HILLS UNIT TWO D ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 6 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 4615 CRIMSON CT, PLANT CITY, FL 33566-1232

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on September 28, 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 27 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
1000008568
September 4, 11, 2026 26-03212H

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. 19-CA-006420
USAA FEDERAL SAVINGS BANK,
Plaintiff, vs.
MARIA PEREZ-SOTO A/K/A MARIA T. PEREZ-SOTO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 19, 2019, and entered in 19-CA-006420 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein USAA FEDERAL SAVINGS BANK is the Plaintiff and MARIA PEREZ-SOTO A/K/A MARIA T. PEREZ-SOTO 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 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 18, WELLSWOOD SECTION "C", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1502 W BRANDON DR, TAMPA, FL 33603

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

IMPORTANT

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

Dated this 1 day of September, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
19-305947 - MaS
September 4, 11, 2026 26-03250H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-7587
PENNYMAC LOAN SERVICES LLC.
PLAINTIFF, VS.
ROCIO M. RODRIGUEZ, BELTRAN, ET. AL.
DEFENDANT(S)

CONSOLIDATED
CASE NO. 25-CA-9397
SLTATA INVESTMENTS LLC.
PLAINTIFF, VS.
TRUSTEEBIZ INC. AS TRUSTEE ONLY, UNDER THE MAY-2025 LAND TRUST
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure Final Judgment of Foreclosure dated August 24, 2026, and entered in case having the lead case number 25-CA-7587 (consolidated with the abated case number 25-CA-9397), of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein SLTATA Investments LLC is the Plaintiff and Trusteebiz Inc. as Trustee only under the May- 2025 Land Trust, is the Defendant, Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on September 23, 2026 at 10:00 AM, the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:

LOT 4, BLOCK 26, OF HAMPTON PARK TOWNHOMES, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
More commonly known as: 12502 Castle Hill Dr., Tampa, FL. 33624 ("Property").

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

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 Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 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 Thursday, August 27, 2026
Respectfully submitted
/s/ Joseph Martinez
Joseph Martinez, Esq.
Martinez Law
Attorney for Plaintiff
Florida Bar Number: 483990
12601 Gulf Blvd, Ste 6
Treasure Island, FL 33706
Telephone: (727) 363-1529
Fax: (813) 288-1520
E-Mail: jmartinez@mlaw.us
Secondary E-Mail: jessica@mlaw.us
September 4, 11, 2026 26-03176H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: A
CASE NO.: 25-CA-012864
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MYRTHIA J. ALVARADO MELENDEZ A/K/A MYRTHIA ALVARADO MELENDEZ; VENETIAN AT BAY PARK HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 28 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 5, VENETIAN AT BAY PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE(S) 260 THROUGH 269, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 821 BRENTON LEAF DR, RUSKIN, FL 33570

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 01 day of September 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
25-02926
September 4, 11, 2026 26-03247H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025-CA-009939
GUILD MORTGAGE COMPANY LLC,
Plaintiff, v.
JAIME EDUARDO FERRER, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on October 7, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 5, Block 10, OSPREY RUN TOWNHOMES PHASE 1, as per the plat thereof, as recorded in Plat Book 88, Page 81, of the Public Records of Hillsborough County, Florida.
Property Address: 6343 Osprey Lake Circle, Riverview, FL 33578

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

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

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

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

SUBMITTED on this 27th 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
September 4, 11, 2026 26-03213H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-001349
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
JOSE A RIVERA COLON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 24, 2026 in Civil Case No. 26-CA-001349 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and Jose A Rivera Colon, 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 23rd day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 5, BLOCK 1, HOOKER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-19393FL
September 4, 11, 2026 26-03185H

--- SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 20, 2026, and an Order Granting Motion to Reschedule Foreclosure Sale dated July13, 2026, entered in Case No.: 25 CA 006312 of the Circuit Court in and for Hillsborough County, Florida, wherein MICHAEL V. CLINTON, UNKNOWN SPOUSE OF MICHAEL V. CLINTON, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2, are the Defendants, that the Clerk of the Court, Victor Crist, Hillsborough County, Florida, shall sell the subject property at public sale on October 1, 2026 to the highest bidder for cash, except as prescribed in Paragraph 6, conducted electronically online at http://www.hillsborough.realforeclose.com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed.

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

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

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

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

Dated: September 1, 2026.
/s/ Wayne E. Klinkbeil
Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407)422-1966 (Phone)
(407)932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407)932-1650 (Phone)
September 4, 11, 2026 26-03246H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-000089
MIDFIRST BANK
Plaintiff, v.
EMORY DOLPHUS LAWSON, JR. A/K/A EMORY D. LAWSON, JR. A/K/A EMORY DOLPHUS; SALLY R LAWSON A/K/A SALLY RENEE LAWSON; UNKNOWN SPOUSE OF EMORY DOLPHUS LAWSON, JR. A/K/A EMORY D. LAWSON, JR. A/K/A EMORY DOLPHUS; UNKNOWN SPOUSE OF SALLY R. LAWSON A/K/A SALLY RENEE LAWSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; CHATHAM WALK HOMEOWNERS ASSOCIATION, INC.; CLERK OF CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA; ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT A CAR
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 25, 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 15, BLOCK 7, WYNNMERE WEST PHASE 2 AND 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 126, PAGE 160, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 1001 CULBREATH GREEN CT, RUSKIN, FL 33570-2070

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on September 28, 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 25 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
1000011358
September 4, 11, 2026 26-03177H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-CA-006444
Division: H
FJT IRA INVESTMENTS, LLC, a Foreign limited liability company; FRANK TEPPER, JR.; CAMBRIDGE TEPPER; and JOAN W. TEPPER, Trustee of the Joan W. Tepper Marital Trust u/d November 28, 2013,
Plaintiffs, v.
BISHOP CONSULTING GROUP, INC. D/B/A CHARLOTTE'S CABARET, a Florida corporation; STATE OF FLORIDA DEPARTMENT OF REVENUE; and STATE OF FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION, DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; TODD COUPLES SUPERSTORE, INC., a Florida Profit Corporation; THOMAS ANTHONY ARNONE and JILL A. SHEA, Co-Trustees of the Thomas Anthony Arnone Trust Dated October 17, 2007; THOMAS ANTHONY ARNONE, an individual; VAS REALTY, LLC, a Florida limited liability company; NAT ASSOCIATES, LLC, a Florida limited liability company; and BARSUPPLY.COM, LLC, a Florida limited liability company,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 26, 2026, entered in the above-captioned case that the Clerk of Court of Hillsborough County, Florida, Victor D. Crist, will sell the following property situated in Hillsborough County, Florida, described as:

Florida Alcoholic Beverage License Number BEV 39-10400 4COP (Hillsborough County)

at public sale on October 1, 2026 at 10:00 A.M. to the highest and best bidder for cash online at www.hillsborough.realforeclose.com for online auctions.

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

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

DATED: August 27, 2026.
RESPECTFULLY SUBMITTED,
/s/ Erik Johanson
Erik Johanson, Esq.
Florida Bar No. 106417
Joseph R. Boyd, Esq.
Florida Bar No. 1039873
ERIK JOHANSON PLLC
3414 W. Bay to Bay Blvd., Suite 300
Tampa, FL 33629
(813) 210-9442
erik@johanson.law
jr@johanson.law
e-service@johanson.law
Counsel for the Plaintiffs
September 4, 11, 2026 26-03209H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-008085
DIVISION: O
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Chlorene S. Taylor a/k/a Chlorene Sandy Taylor a/k/a Chlorene Sandy H. Taylor f/k/a Chlorene S. Hammer, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Barbie Lynn Eastman f/k/a Barbie L. Taylor; Terry Jordan f/k/a Terry J. Taylor; Unknown Spouse of Barbie Lynn Eastman f/k/a Barbie L. Taylor; Unknown Spouse of Terry Jordan f/k/a Terry J. Taylor; Sun City Center Community Association, Inc.; Gantree Property Owners' Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-008085 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 Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Chlorene S. Taylor a/k/a Chlorene Sandy Taylor a/k/a Chlorene Sandy H. Taylor f/k/a Chlorene S. Hammer, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on September 28, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 1, GANTREE SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
25-333518 FC01 CXE
September 4, 11, 2026 26-03241H

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-002585
BANK OF AMERICA N.A.,
Plaintiff, vs.
KIRENIA MONTERREY PEREZ A/K/A KIRENIA PEREZ MONTERREY; DANIEL FONTS MONTERREY; UNKNOWN SPOUSE OF KIRENIA MONTERREY PEREZ A/K/A KIRENIA PEREZ MONTERREY; UNKNOWN SPOUSE OF DANIEL FONTS MONTERREY; FIFTH THIRD BANK, NATIONAL ASSOCIATION; HILLSBOROUGH COUNTY, FLORIDA; CITIBANK, N.A.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated August 25, 2026, entered in Civil Case No.: 26-CA-002585 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA N.A., Plaintiff, and KIRENIA MONTERREY PEREZ A/K/A KIRENIA PEREZ MONTERREY; DANIEL FONTS MONTERREY; FIFTH THIRD BANK, NATIONAL ASSOCIATION; HILLSBOROUGH COUNTY, FLORIDA; CITIBANK, N.A.; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A MARIA PEREZ, 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 29th day of September, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 2, BLOCK 9, OAK MONT UNIT NO 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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

Dated: August 27, 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
26-52737
September 4, 11, 2026 26-03208H

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. 18-CA-003725
FEDERAL NATIONAL MORTGAGE ASSOCIATION,
Plaintiff, vs.
ARTHUR D. ANDREWS A/K/A ARTHUR ANDREWS; EDWINA ANDREWS A/K/A EDWINA URIEGAS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 09, 2026, and entered in 18-CA-003725 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 ARTHUR D. ANDREWS A/K/A ARTHUR ANDREWS; EDWINA ANDREWS A/K/A EDWINA URIEGAS; UNITED STATES OF AMERICA; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION INC; WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST II,; SUNTRUST BANK; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION INC are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 1, CORY LAKE ISLES PHASE I UNIT I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 17915 SAINT CROIX ISLE DR, TAMPA, FL 33647

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

IMPORTANT

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

Dated this 1 day of September, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
19-285975 - MaS
September 4, 11, 2026 26-03251H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2026-CA-004983 DIV. K
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
CHRISTINA VOLLANT, et al.,
Defendants.

TO:Christina Vollant
4303 W. Wisconsin Court
Tampa, FL 33616
Christina Vollant
5700 W Mariner St, Apt 704
Tampa, FL 33609
Christina Vollant
919 S. Rome Ave, Apt 5
Tampa, FL 33606
Christina Vollant
3421 W. Arch St, Unit 5
Tampa, FL 33607
Matthew Groelinger
4303 W. Wisconsin Court
Tampa, FL 33616
Matthew Groelinger
5700 W Mariner St, Apt 704
Tampa, FL 33609
Matthew Groelinger
919 S. Rome Ave, Apt 5
Tampa, FL 33606
Matthew Groelinger
3421 W. Arch St, Unit 5
Tampa, FL 33607
The Tampa Club
c/o John W Mcwhirter Jr, Registered Agent
201 E Kennedy Boulevard
Tampa, FL 33602
The Tampa Club
c/o Max Hollingsworth – Director
406 S. Hubert
Tampa, FL 33609
The Tampa Club
c/o John W Mcwhirter Jr, Registered Agent
10 Lagoda Ave.
Tampa, FL 33606
Unknown Party in Possession 1
4303 W. Wisconsin Court
Tampa, FL 33616
Unknown Party in Possession 2
4303 W. Wisconsin Court
Tampa, FL 33616
Unknown Spouse of Christina Vollant
4303 W. Wisconsin Court
Tampa, FL 33616
Unknown Spouse of Christina Vollant
5700 W Mariner St, Apt 704
Tampa, FL 33609
Unknown Spouse of Christina Vollant
919 S. Rome Ave, Apt 5
Tampa, FL 33606
Unknown Spouse of Christina Vollant
3421 W. Arch St, Unit 5
Tampa, FL 33607
Unknown Spouse of Matthew Groelinger
4303 W. Wisconsin Court
Tampa, FL 33616
Unknown Spouse of Matthew Groelinger
5700 W Mariner St, Apt 704
Tampa, FL 33609
Unknown Spouse of Matthew Groelinger
919 S. Rome Ave, Apt 5
Tampa, FL 33606
Unknown Spouse of Matthew Groelinger
3421 W. Arch St, Unit 5
Tampa, FL 33607

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

LOT 3, GANDY GARDENS 11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 15, 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 Nicole Schoen, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, by 09/30/2026 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 that seven days. If you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 25 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

Nicole Schoen, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave,
Suite 430,
Winter Park, FL 32789
September 4, 11, 2026 26-03245H

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 26-CA-006848
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, PLAINTIFF, VS.
DAVID EVERETT BLACKMAN, ET AL.
DEFENDANT(S).
To: David Everett Blackman
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
10017 Courtney Palms Blvd Apartment 202, Tampa, FL 33619

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

Unit 41, Courtney Palms Condominium, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 15019, Page 0589, and any Amendments thereto, of the Public Records of Hillsborough County, Florida. Together with an undivided interest in the common elements appurtenant thereto.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 10/01/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 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.

This notice shall be published once a week for two consecutive weeks in the Business Observer-Tampa Bay.

Date: AUG 26 2026
Clerk of the Circuit Court
(SEAL) By: Patricia Corbin
Deputy Clerk of the Court
Tromberg, Miller, Morris & Partners, PLLC,
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Our Case #:
26-000736-FL/26-CA-006848/
Nationstar
September 4, 11, 2026 26-03256H

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION
IN THE CIRCUIT COURT IN AND FOR THE 13th JUDICIAL CIRCUIT OF HILLSBOROUGH COUNTY, FLORIDA
Case No: 23-CA-002041
MUTINY HALL, LLC a Florida Limited liability company
Plaintiff v.
GHLC, LLC, a Florida limited Liability company and JASON WOODS and JESSICA WOODS
Defendant
To: Jessica Woods
34548 Ethan Way
Willoughby, Ohio 44094

YOU ARE HEREBY NOTIFIED that an Action for Reforeclosure and to Compel Redemption Rights, with Embedded Memornadum of Law has been filed against you and you are required to serve a copy of your written defenses, if any to it on Daniel J. Rose, Esq., 323 NE 6th Avenue, Delray Beach, Florida 33483 and file the original with the clerk of the above styled court on or before October 2, 2026 otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

This notice shall be published once a week for two consecutive weeks in the Business Observer

WITNESS my hand and the seal of said Court on this August 27, 2026

Victor D. Crist Clerk of Court
(SEAL) By: Jennifer Taylor
as Deputy Clerk
P.O. Box 3360
Tampa, FL 33601
800 E. Twiggs St, #101,
Tampa, FL 33602

Daniel J. Rose, Esq.
Daniel J. Rose, P.A.
323 NE 6th Avenue
Delray Beach, Florida 33483
rose@djrpa.com
561-542-9174
By:/s/ Daniel J Rose
Florida Bar No: 478385
September 4, 11, 2026 26-03207H

FIRST INSERTION

NOTICE OF ACTION
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION
Case No. 8:26-cv-01698-VMC-NHA
CLEAR BLUE INSURANCE COMPANY,
Plaintiff, VS.
DANIELIZ HAULING SERVICES, CORP., CARLOS MORALES, and SAELISSE VEGA RIVERA,
Defendants
TO: CARLOS MORALES
2351 E. HINSON AVE, APT. 33,
HAINES CITY, FL 33844

YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Relief has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before 30 days from the date of the first publication of this notice, on Paula Munera Alzate, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, Coral Gables, Florida 33134.

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.

To be published for 4 consecutive weeks.

DATED on August 25, 2026
Megan A. Mann
As Clerk of the Court
By: Lourdes Del Rio
As Deputy Clerk
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
Paula Munera Alzate, Esq.,
Plaintiff's attorney,
Hinshaw & Culbertson LLP,
2811 Ponce de Leon Blvd., Suite 1000,
Coral Gables, Florida 33134
September 4, 11, 18, 25, 2026
26-03195H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-006524
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ODALIS PORTES, et al.,
Defendants.
TO: ODALIS PORTES
8516 N DIXON AVE, TAMPA, FL 33604
UNKNOWN SPOUSE OF ODALIS PORTES
8516 N DIXON AVE, TAMPA, FL 33604

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

LOT 1, BLOCK 9, AND THE EAST 1/2 OF THE CLOSED ALLEY ABUTTING ON THE WEST, IRVINTON HEIGHTS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND ALL FUTURE AMENDMENTS AND/OR SUPPLEMENTS THERETO.

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 10/2/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 27 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
26-02538
September 4, 11, 2026 26-03196H

FIRST INSERTION

RENEWED 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-000468
GUILD MORTGAGE COMPANY LLC,
Plaintiff, vs.
AMANDA FARREN, et al.,
Defendant.
To: UNKNOWN TENANT IN POSSESSION 1
4951 WHITE SANDLERLING COURT, TAMPA, FL 33619
UNKNOWN TENANT IN POSSESSION 2
4951 WHITE SANDLERLING COURT, TAMPA, FL 33619
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 19, HARVEST CREEK VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE(S) 61 THROUGH 67, INCLUSIVE, AS AFFECTED BY THAT CERTAIN SURVEYORS AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 22017, PAGE 1677, ALL 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 9/30/2026 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 25 day of August, 2026.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14525FL
September 4, 11, 2026 26-03216H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-004918
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
OMAR ALEXIS DE LA ROSA; ANA MARIA DE LA ROSA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR OCMBC, INC. ITS SUCCESSORS AND ASSIGNS; MORGANWOODS GREENTREE, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)
To the following Defendant(s):
OMAR ALEXIS DE LA ROSA
(LAST KNOWN ADDRESS)
7634 DESOTO COURT,
TAMPA, FLORIDA 33615

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

LOT 1, BLOCK 3, MORGANWOODS GARDEN HOMES UNIT NO. 1 PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE(S) 100, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 7634 DESOTO COURT,,
TAMPA, FLORIDA 33615

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before 9/30/2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 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.

WITNESS my hand and the seal of this Court this 25 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

Submitted by:
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.: 26-00663 CMS
V1.20140101
September 4, 11, 2026 26-03265H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-007486
DIVISION: A
MIDFIRST BANK
Plaintiff, v.
TED ALBERT WHITSEL A/K/A TED A. WHITSEL, ET AL.
Defendants.
TO: TED ALBERT WHITSEL A/K/A TED A. WHITSEL
Current residence unknown, but whose last known address was: 746 CHATHAM WALK DR, RUSKIN, FL 33570-2058
TO: STACY WHITSEL
Current residence unknown, but whose last known address was: 746 CHATHAM WALK DR, RUSKIN, FL 33570-2058

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

LOT 3, BLOCK 1, WYNNMERE WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE(S) 169 THROUGH 175, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 10/2/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on 8/27/2026

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

EXL LEGAL, PLLC,
Plaintiff's attorney,
12425 28th Street North,
Suite 200,
St. Petersburg, FL 33716
1000008915
September 4, 11, 2026 26-03252H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-004020
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
EMAIDA HERRERA GARCIA, et al.,
Defendants.
TO: EMAIDA HERRERA GARCIA
1668 HAZY SEA DR, PLANT CITY, FL 33565
UNKNOWN SPOUSE OF EMAIDA HERRERA GARCIA
1668 HAZY SEA DR, PLANT CITY, FL 33565

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

LOT 33, NORTH PARK ISLE PHASE 2A, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 143, PAGE 263, 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 10/2/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 27 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
25-03492
September 4, 11, 2026 26-03210H

Q&A

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

LV18237_V2

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-003418
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
JENITA MASTRELLA AND STEPHAN MICENA. et. al.
Defendant(s),

TO: STEPHAN MICENA, UNKNOWN SPOUSE OF STEPHAN MICENA,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 5, BLOCK 3, OAK CREEK PARCEL 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 10/02/2026/(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 27 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-394787
September 4, 11, 2026 26-03206H

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 26-CA-007849
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
ARRETTA E. BARNES; et al.,
Defendants.

TO: ARRETTA E. BARNES; 12912 TALLOWOOD CT, RIVERVIEW, FL 33579
UNKNOWN SPOUSE OF ARRETTA E. BARNES; 12912 TALLOWOOD CT, RIVERVIEW, FL 33579
PRESTON J. BARNES; 12912 TALLOWOOD CT, RIVERVIEW, FL 33579
UNKNOWN SPOUSE OF PRESTON J. BARNES; 12912 TALLOWOOD CT, RIVERVIEW, FL 33579

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

LOT 11, BLOCK A OF SUMMERFIELD VILLAGE 1 TRACT 26, PHASE I, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 72, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as 12912 TALLOWOOD CT, RIVERVIEW, FL 33579

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 10/06/2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on AUG 31 2026.

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

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
September 4, 11, 2026 26-03255H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-000034
Freedom Mortgage Corporation
Plaintiff, vs.
Mehrullah Mher; Raddavanh Mher; United States of America on behalf of the Secretary of Housing and Urban Development; Liberty Field at Waterleaf Community Association, Inc.; Waterleaf of Hillsborough County Homeowners Association, Inc.
Defendants.

TO: Mehrullah Mher and Raddavanh Mher
Last Known Address: 13329 Waterleaf Garden Circle, Riverview, FL 33579

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

LOT 24, BLOCK 21, WATERLEAF PHASE 6B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 138, PAGES 219 THROUGH 225 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 09/28/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

DATED on AUG 21 2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F03451
September 4, 11, 2026 26-03215H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-007608
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2023-RM6,
Plaintiff, vs.
DAN S. MOSRIE, AS TRUSTEE OF THE RATEEP MOSRIE RECOVABLE TRUST DATED APRIL 14, 2025 AND DAN MOSRIE, et al.
Defendant(s).

TO: UNKNOWN BENEFICIARIES OF THE RATEEP MOSRIE REVOCABLE TRUST DATED APRIL 14, 2025,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 1, BLOCK 5, DAVIS ISLANDS, HYDE PARK SECTION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/06/2026/(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 31 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE.,
SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL: FLMAIL@RASLG.COM
26-427427
September 4, 11, 2026 26-03240H

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
Case #: 26-CA-004058
DIVISION: K
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Lovella Marie B. Drummond a/k/a Lovella M. Drummond; Charles Joseph Drummond a/k/a Charles J. Drummond; Florida Department of Revenue; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: Lovella Marie B. Drummond a/k/a Lovella M. Drummond: 924 Alpine Drive, Brandon, FL 33510, Charles Joseph Drummond a/k/a Charles J. Drummond: 924 Alpine Drive, Brandon, FL 33510, Unknown Parties in Possession #1: 924 Alpine Drive, Brandon, FL 33510 and Unknown Parties in Possession #2: 924 Alpine Drive, Brandon, FL 33510

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

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

LOT 11, BLOCK 10, OF EVERINA HOMES SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 924 Alpine Drive, Brandon, FL 33510.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 9/30/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on 8/25/2026

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
26-335340 FC01 CXE
September 4, 11, 2026 26-03230H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-CA-005558
NEWREZ LLC,
Plaintiff, v.
DAVID ALLEN ANGEL AKA DAVID ANGEL; UNKNOWN SPOUSE OF DAVID ALLEN ANGEL AKA DAVID ANGEL; ROSEMARY SMITH; UNKNOWN SPOUSE OF ROSEMARY SMITH; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS; CAPITAL ONE BANK; 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,
Defendant.

To the following Defendant(s):
ROSEMARY SMITH
(LAST KNOWN ADDRESS)
3810 COOPER RD
PLANT CITY, FL 33565
UNKNOWN SPOUSE OF ROSEMARY SMITH
(RESIDENCE UNKNOWN)

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

COMMENCING AT THE NW CORNER OF SE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 21 EAST IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTH A DISTANCE OF 234.47 FEET TO THE POINT OF BEGINNING RUN THENCE SOUTH 89 DEGREES 18 MINUTES 15 SECONDS EAST A DISTANCE OF 285.98 FEET, THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST A DISTANCE OF 167.0 FEET, THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST A DISTANCE OF 285.90 FEET, THENCE NORTH A DISTANCE OF 167.0 FEET TO THE POINT OF BEGINNING. LESS THE WEST 25 FEET THEREOF FOR COOPER ROAD RIGHT-OF-WAY.
a/k/a 3810 COOPER RD PLANT CITY, FL 33565

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 9/18/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court on 8/13/26.

Victor D. Crist
As Clerk of the Court
By /s/ Jennifer Taylor
Name: Jennifer Taylor,
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
September 4, 11, 2026 26-03217H

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V23

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-005674
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE1, ASSET-BACKED CERTIFICATES SERIES 2007-HE1,
Plaintiff, vs.
JABULANI B. SEAY AND HASANI S. MOBLEY. et. al.
Defendant(s),

TO: JABULANI B. SEAY, HASANI S. MOBLEY, UNKNOWN SPOUSE OF JABULANI B. SEAY, UNKNOWN SPOUSE OF HASANI S. MOBLEY,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 7, BLOCK 1, CAMPUS HILL PARK UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0037, PAGE 0028, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 10/01/2026/(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 26 2026.

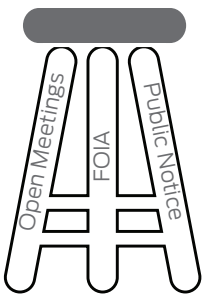
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-317301
September 4, 11, 2026 26-03164H

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

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

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

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

Types Of Public Notices

Citizen Participation Notices

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- Meeting Minutes or Summaries
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XNUV18187

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE /PUBLIC SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-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, FL33610
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 SOUTHWEST 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

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

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

THIRD 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

THIRD INSERTION

NOTICE OF ACTION
(**formal notice by publication**)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 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

FOURTH 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

SAVE TIME
LV10175
E-mail your Legal Notice
legal@businessobserverfl.com

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-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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

4-54	Domonique Campbell	Household Goods
14-187	Danielle Vigliarolo	Cabinet, Boxes, Clothing, Furniture, Lamps
A-278	Jesssica 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

FOURTH 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

SECOND 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 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 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, 2026 26-03079H

--- ESTATE / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 STATUES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-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:
ntservice@hnh-law.com
Aug. 28; Sep. 4, 2026 26-03078H

SECOND 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@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
22-065213 - NaP
Aug. 28; Sep. 4, 2026 26-03131H

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. 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 HOMEOWNER'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, GIBSONTON, 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@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
22-033705 - NaP
Aug. 28; Sep. 4, 2026 26-03130H

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-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@fljud13.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

--- ESTATE / PUBLIC SALES / TAX DEEDS ---

SECOND INSERTION

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 set forth below.

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

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

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

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

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

Personal Representative
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, 2026 26-03128H

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-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. 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 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, 2026 26-03158H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 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, 2026 26-03090H

SECOND 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 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 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, 2026 26-03142H

SECOND 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 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 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, 2026 26-03077H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT 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, 2026 26-03127H

SECOND 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 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. 732.2211, 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, 2026 26-03155H

SECOND 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 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.

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, 2026 26-03156H

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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

THIRD 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.: 1572550200
File No.: 2026-655
Certificate No.: 2024 / 14410
Year of Issuance: 2024
Description of Property:
SPERRY GROVE ESTATES REVISED PLAT A PORTION OF LOT 17 18 AND 19 BLOCK 1 DESC AS FOLLOW: COM AT SW COR OF LOT 17 FOR POB THN N 00 DEG 53 MIN 05 SEC W 70 FT THN N 89 DEG 00 MIN 19 SEC E 139.50 FT THN S 44 DEG 03 MIN 37 SEC W 35.39 FT THN S 00 DEG 53 MIN 05 SEC E 45 FT THN S 89 DEG 00 MIN 19 SEC W 114.50 FT TO POB
PLAT BK / PG : 21 / 62
SEC - TWP - RGE : 06 - 29 - 19
Name(s) in which assessed:
IYETTO US ALKEBU-LAN

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 Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03003H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF
PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Thursday 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

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-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

SECOND 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 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 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-010926
MIDFIRST BANK
Plaintiff, v.
DAYRON GONZALEZ MENENDEZ; UNKNOWN SPOUSE OF DAYRON GONZALEZ MENENDEZ; RAMON JOEL ADORNO; UNKNOWN SPOUSE OF RAMON JOEL ADORNO; UNKNOWN TENANT 2; UNKNOWN TENANT 1; AQUA FINANCE INC.; ENFIN CORP.; GOODLEAP, LLC; 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 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 14, BLOCK 71, TAMPA OVERLOOK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 1706 E POINSETTIA AVE, TAMPA, FL 33612-7082

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@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

SECOND 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 SUBDIVISION, 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

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

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

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

Dated: 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

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No: 24-CA-007110
Division: I
VOAZ, LLC, a Florida limited liability company,
Plaintiff, v.
FUZION PROJECT, INC., as TRUSTEE OF THE WOODLAWN LAND TRUST DATED AUGUST 26, 2022, a Florida corporation, ALEXANDER RODRIGUEZ MARTIN a/k/a ALEXANDER RODRIGUEZ, FLORIDA DEPARTMENT OF REVENUE, JENNIFER Y. FIGUEROA ROJAS, CIRAS, LLC, an Ohio limited liability company, and HILLSBOROUGH COUNTY CLERK OF COURT,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 3, 2025, in the above-styled cause, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com at 10:00 a.m. on October 1, 2026, the following described property:

PARCEL 1
THE WEST 50 FEET OF THE EAST 100 FEET OF THE NORTH 1/2 OF LOT 2, BLOCK 14, FAIR GROUND FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 2
THE EAST 86 FEET OF THE EAST 238 FEET OF LOT 3, BLOCK 11, FAIR GROUND FARMS, EXCEPT THE NORTH 10 FEET OF THE WEST 86 FEET OF THE EAST 238 FEET, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 34, 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 WITHIN 60 DAYS AFTER THE SALE.

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

FRANK CHARLES MIRANDA, P.A.
/s/ Melissa N. Champagne
MELISSA N. CHAMPAGNE, ESQUIRE
F.B.N.: 77395
3226 W. Cypress St.
Tampa, FL 33607
Telephone: 813-254-2637
Primary Email: melissa@fcmlaw.com
Secondary Email: diana@fcmlaw.com
Attorney for Plaintiff
Aug. 28; Sep. 4, 2026 26-03147H

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 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:
mattw@wasingerlawoffice.com
Aug. 28; Sep. 4, 2026 26-03076H

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-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 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
25-349169 - MaS
Aug. 28; Sep. 4, 2026 26-03132H

--- SALES ---

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-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

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-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; SHERRIE 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 COUNTY, 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

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

Dated this 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

SECOND INSERTION

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

SECOND INSERTION

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

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-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 Admnistrative 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 Admnistrative 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 discapacitación 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 kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 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 gen 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 NESS 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-000042
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff(s), vs.
BLACKJES HOMES LLC; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 20, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of September, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 26, BLOCK 14, ENGLEWOOD, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. BEING THE SAME PROPERTY CONVEYED TO BLACKJES HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY RECEIVER`S DEED FROM BURTON W. WIAND, RECEIVER FOR EQUIALT FUND, LLC, A NEVADA LIMITED LIABILITY COMPANY, DATED JANUARY 17, 2023, RECORDED ON FEBRUARY 2, 2023 AS INSTRUMENT 2023045215. APN: A1558530000 COMMONLY KNOWN AS: 2620 E NORTH BAY STREET, TAMPA, FL 33610.

Property address: 2620 East North Bay 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.

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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- SALES ---

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-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

SECOND 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, COUNTRYSIDE 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 FC01 CGG
Aug. 28; Sep. 4, 2026 26-03126H

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-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 Kalvin 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, AYERSWORTH 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@fljud13.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

SECOND 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@fljud13.org

Dated at St. Petersburg, Florida this 24 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
1000008983
Aug. 28; Sep. 4, 2026 26-03146H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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 the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-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@rpglaw.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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-011372
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST
Plaintiff(s), vs.
604 SCHUYLER LLC; SOUTHSHORE BAY HOMEOWNERS` ASSOCIATION, INC.; DAVID SHECHTER; THE UNKNOWN TENANT IN POSSESSION
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

SECOND INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CA-002797
Honorable Judge: THOMAS, CHERYL KENDRICK
PLANET HOME LENDING, LLC
Plaintiff, vs.
ANTHONY LEON CARROLL, JR; UNKNOWN SPOUSE OF ANTHONY LEON CARROLL, JR; DION INFINITY L. HARDING; DUG CREEK HOMEOWNERS ASSOCIATION, INC.; MIDLAND CREDIT MANAGEMENT, INC.; WESTLAKE SERVICES LLC DBA WESTLAKE FINANCIAL SERVICES; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,
TO: 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 TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGES 73 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: A0513583154

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, 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

SECOND INSERTION

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

SECOND 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
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
26-52819
Aug. 28; Sep. 4, 2026 26-03140H

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-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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-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 Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

WITNESS my hand and the seal of this court on this 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

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

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

--- TAX DEEDS / PUBLIC SALES ---

THIRD 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.: 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

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03006H

THIRD 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.: 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

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03012H

THIRD 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.: 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

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03002H

THIRD 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.: 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

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03000H

THIRD 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.: 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 Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03004H

SECOND 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 HRTO 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

THIRD 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

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03009H

THIRD 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.: 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 8/12/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03008H

THIRD 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.: 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.

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Dated 8/7/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03001H

THIRD 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.: 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.

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Dated 8/12/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03007H

THIRD 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.: 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.

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Dated 8/12/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03005H

THIRD 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.: 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.

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Dated 8/12/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03010H

THIRD 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.: 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.

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Dated 8/12/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Aug. 21, 28; Sep. 4, 11, 2026
26-03011H

SECOND 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
Business Observer
LV10239

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 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