

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Martial Art Athletic Sport Center Tampabay located at 2519 N McMullen Booth rd, #114 in the City of Clearwater, Hillsborough, FL 33761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of September, 2026 Lonnie Ward III September 11, 2026	
26-03338H	

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 Lifetime Garage Flooring located at 21107 Leonard Rd in the City of Lutz, Hillsborough, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 8th day of September, 2026 TechniFloors Juan Mejio September 11, 2026	
26-03358H	

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 Copper Kettle Press located at 3404 Sand Key Ln. in the City of Valrico, Hillsborough, FL 33594 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of September, 2026 Patricia J. David Patricia David September 11, 2026	
26-03339H	

FIRST INSERTION	
PUBLIC NOTICE	
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 1000573 from Hillsborough County Public Schools, 3838 North 50th Street, Tampa, FL 33619. Application received: 8/3/26. Proposed activity: Driveway. Project name: Nelson Elementary School Parent Loop Improvements. Project size: Less than 5 acres. Location: Section 4 Township 30S Range 21E 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 11, 2026	
26-03323H	

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 10/10/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. 2T3WFREV7HW3361363 2017 TOYT RAV SALGS2SV5JA383998 2018 LA/RO RRV WDDUG8CBOEA047416 2014 MERCEDES-BENZ S550 4T1BF1FKXFU883687 2015 TOYOTA CAMRY 5YFBU4EE8DP140687 2013 TOYOTA COROLLA JTEBU14R168053369 2006 TOYOTA 4RUNNER SR5/SPORT EDITION JTJBM7FXXB5019118 2011 LEXUS GX 460 5TFCW5F14DX015445 2013 TOYOTA TUNDRA DOUBLE CAB SR5 5YFBURHEXGP416901 2016 TOYOTA COROLLA September 11, 2026	
26-03299H	

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 Lantern Post Press located at 3404 Sand Key Ln. in the City of Valrico, Hillsborough, FL 33594-4375 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of September, 2026 Patricia David Patricia David September 11, 2026	
26-03340H	

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 Jones Executive Law located at 14708 Castelletto Drive in the City of Tampa, Hillsborough, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of September, 2026 Law Office of Morvarid M. Jones, PLLC September 11, 2026	
26-03294H	

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 CREATIVE CARGO LIFTS located at 375 54TH AVE N # 12404 in the City of ST PETERSBURG, Hillsborough, FL 33703 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of September, 2026 CREATIVE CONSTRUCTION SOLUTIONS OF FL, LLC September 11, 2026	
26-03337H	

FIRST INSERTION	
Fictitious Name Notice	
Notice is hereby given that Shrimp Boat Inc., desiring to engage in business under the fictitious name Prima Italian Kitchen located at 1020 Bloomingdale Ave, Valrico, FL 33596, 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 11, 2026	
26-03295H	

FIRST INSERTION	
Fictitious Name Notice	
Notice is hereby given that OASIS HOSPITALITY MANAGEMENT, LLC, OWNER, desiring to engage in business under the fictitious name of OASIS VACATION HOMES located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. September 11, 2026	
26-03334H	

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 Aligned Frontline located at 1717 Newberger Road 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 4th day of September, 2026 Aligned Consultancy LLC Dean Collura September 11, 2026	
26-03341H	

FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of The Mindful Mortgage Team located at 12700 Fair Lakes Circle, Suite 400, in the County of Hillsborough in the City of Fairfax, VA 22033 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 3 day of September, 2026. Vellum Mortgage, Inc. September 11, 2026	
26-03318H	

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 Rent A Crowd, located at 2 Adalia Ave Apt 801, in the City of Tampa, County of Hillsborough, State of FL, 33606, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 8 of September, 2026. CROWDS NOW HOLDINGS LLC 2 Adalia Ave Apt 801 Tampa, FL 33606 September 11, 2026	
26-03319H	

FIRST INSERTION	
NOTICE OF PUBLIC SALE:	
Notice is hereby given that on October 5, 2026 at 9:00am vehicles(s) may be sold at public sale at 3146 E STATE ROAD 60 VALRICO, FL 33594 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. 1GIYY22G1W5116331 1998 CHEV 1013.67 The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is: Lienor Name: YOUR TITLE Lienor Address: 214 E ROBERTSON STREET, BRANDON, FL 33511 Lienor Telephone #: 727-432-3565 MV License #: Fidelis Automotive/MV101688 Location of Vehicles: 3146 E STATE ROAD 60 VARICO, FL 33594 The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred. September 11, 2026	
26-03324H	

FIRST INSERTION	
NOTICE OF PUBLIC MEETING	
NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors ("Board") of the New Port - Tampa Bay Community Development District ("District") will hold a Board Workshop Meeting on September 24, 2026, at 11:00 a.m., at 5120 Marina Way, Tampa, FL 33611. A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900 ("District Manager's Office") during normal business hours. Additionally, a copy of the agenda, may be obtained at http://newporttampabaycdd.com/. Participants are encouraged to submit questions and comments to the District Manager in advance at (407) 723-5900 to facilitate the Board's consideration of such questions and comments during the workshop meeting. The workshop meeting is open to the public and will be conducted in accordance with the provisions of Florida law for recreation districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Jane Gaarlandt, District Manager September 11, 2026	
26-03272H	

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 My Leisure Direct located at 1032 E BRANDON BLVD #5257 in the City of BRANDON, Hillsborough, FL 33911 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of September, 2026 Dominion Financial Enterprises LLC Bruce Townsend September 11, 2026	
26-03344H	

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES	
NOTICE IS HEREBY GIVEN that ADAM LESTER KNIGHT will engage in business under the fictitious name MILLINGS N A MINUTE, with a physical address 5906 Thonotosassa Rd Plant City, FL 33565, with a mailing address 5906 Thonotosassa Rd Plant City, FL 33565, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. September 11, 2026	
26-03354H	

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 ALAYA FUSION KITCHEN located at 3117 W Columbus Dr. Suites. 203, 204 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of September, 2026 ALAYA FAMILY HOLDINGS LLC ALAIN MARTINEZ BARRIOS MANAGER September 11, 2026	
26-03335H	

FIRST INSERTION	
ADVERTISEMENT OF SALE	
NOTICE IS HEREBY GIVEN 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 Monday the 28th 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. Lopez, Maria Jose bed, boxes, totes, bags, ninja grill , expresso maker vacuum, tv, food processor, misc. items new in boxes Sale is subject to cancellation in the event of settlement between owner and obligated party. September 11, 18, 2026	
26-03300H	

FIRST INSERTION	
Notice of Fiscal Year 2027 Meetings South Fork III Community Development District	
The Board of Supervisors of the South Fork III Community Development District will hold their meetings for Fiscal Year 2027 at the South Fork III Clubhouse, located at 11771 Ambleside Boulevard, Riverview, Florida 33579, on the third Thursday of every month at 5:30 p.m. 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, 2026 (Budget Approval) June 17, 2027 July 15, 2027 August 19, 2027 (Budget Adoption) September 16, 2027	

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place to be specified on record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Alba Sanchez, District Manager September 11, 2026	26-03309H
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--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
BELMONT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Belmont Community Development District (“**District**”) hereby gives notice of its intention to develop Parking Rules to govern the operations of the District. The proposed rule number is 2026-03.

The Parking Rules will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The purpose and effect of the Parking Rules is to provide for efficient and effective District operations for the benefit of District residents and the public. The specific grant of rulemaking authority for the adoption of the Parking Rules includes Sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the proposed rule include, but are not limited to, Sections 120.69, 190.012, 190.035 and 190.041, Florida Statutes. A public hearing will be conducted by the District on October 21, 2026, at 10:00a.m. at Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, Florida 33598.

A copy of the proposed Parking Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager c/o 4530 Eagle Falls Place, Tampa, Florida 33619; (813) 344-4844. Additional information regarding these public hearings may be obtained from the District’s website, <https://www.belmontcdd.com/> or by contacting the District Manager.

Jason Greenwood, District Manager
Belmont Community Development District
September 11, 2026

26-03306H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Berry Bay Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at **the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Angel Montagna, District Manager
September 11, 2026

26-03286H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers South Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at **the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Angel Montagna, District Manager
September 11, 2026

26-03279H

FIRST INSERTION

INVITATION TO REBID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Potable Water Redundancy Project, Raymond James Stadium

REBID #25-14
Potable Water Redundancy Project, Raymond James Stadium
MANDATORY PRE-BID MEETING
Wednesday, September 23, 2026 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)
REBID DUE DATE
Tuesday, October 6, 2026 not later than 10am

Bid packages will be available for distribution on Friday, September 11, 2026. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 1st Day of September 2026.

/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

September 11, 2026

26-03290H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Balm Grove Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at **the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Angel Montagna, District Manager
September 11, 2026

26-03287H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sherwood Manor Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at **the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Angel Montagna, District Manager
September 11, 2026

26-03280H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 10/05/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: EJA ROAD SERVICES LLC 4B9BKFS21NH054930 2022 BRZS 34762.68 TEL: 813-697-1791 MV#: MV102638 LOCATION: 2308 N 56TH ST TAMPA, FL 33619 /
NAME: SANTIAGO AUTO SOLUTIONS LLC JN1EV7CR4MM751758 2021 INFI 12349.91 TEL: 813-697-1791 MV#: MV116944 LOCATION: 2305 W CLIFTON ST TAMPA, FL 33603/
NAME: DLANDINO AUTOLOGISTIC LLC 3KPFW4DC2SE08886 2025 KIA 7830.62 TEL: 813-697-1791 MV#: MV116337 LOCATION: 743 CALICO SCALLOP ST, RUSKIN, FL 33570/
NAME: FAST SERVICES FLORIDA LLC 2GCUJDGED2P1108404 2023 CHEV 18549.89 TEL: 813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 /
NAME: HERNANDEZ AUTO BODY SHOP LLC 4T1C11AK1PU147622 2023 TOYT 11865.39 / JA4ARUAU9PU013247 2023 MTTS 14804.82 TEL: 813-697-1791 MV#: MV107652 LOCATION: 4814 N HALE AVE TAMPA, FL 33614 /
NAME: PRESTIGE EUROPEAN SERVICES LLC 1FTFW1R69CFB67755 2012 FORD 10889.89 TEL: 813-697-1791 MV#: MV101488 LOCATION: 1017 S 82ND ST, TAMPA, FL 33619 /

TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN “AS IS” CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/
September 11, 2026

26-03322H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Berry Bay III Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at **the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Angel Montagna, District Manager
September 11, 2026

26-03284H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Berry Bay II Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at **the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Angel Montagna, District Manager
September 11, 2026

26-03285H

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--- PUBLIC NOTICES ---

FIRST INSERTION

BOARD OF SUPERVISOR'S MEETING DATES
GAS WORX 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 Gas Worx Community Development District shall be held at 1:30 p.m. at The Offices of Kettler's located at 1906 North Avenida Republica de Cuba, Tampa, FL 33605. The meeting dates are as follows:

October 19, 2026
November 16, 2026
December 21, 2026
January 18, 2027
February 15, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 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 11, 2026

26-03278H

FIRST INSERTION

NOTICE OF BOARD MEETING
WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **September 23, 2026, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC
September 11, 2026

26-03274H

FIRST INSERTION

Notice of Fiscal Year 2027 Meetings
Touchstone Community Development District

The Board of Supervisors of the Touchstone Community Development District will hold their meetings for Fiscal Year 2027 at the Touchstone Clubhouse, 4205 Wild Senna Boulevard Tampa, Florida 33619 on the second Tuesday of every month at 8:00 a.m. as follows:

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

*Workshops will immediately follow the October 13, 2026, and November 10, 2026, meetings.

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Alba Sanchez, District Manager
September 11, 2026

26-03307H

FIRST INSERTION

BOARD OF SUPERVISOR'S MEETING DATES
WEST LAKE 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 West Lake Community Development District shall be held at **1:00 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 14, 2026
November 11, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 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 11, 2026

26-03276H

FIRST INSERTION

Notice of Fiscal Year 2027 Meetings
Parkway Center Community Development District

The Board of Supervisors of the Parkway Center Community Development District will hold their meetings for Fiscal Year 2027 at the Parkway Center CDD Clubhouse, 7461 S Falkenburg Road, Riverview, Florida 33578, on the fourth Wednesday of every month at 6:30 p.m. or as noted below:

October 28, 2026
November 18, 2026 (**third Wednesday Due to Holiday**)
December 16, 2026 (**third Wednesday Due to Holiday**)
January 27, 2027
February 24, 2027
March 17, 2027
April 28, 2027
May 26, 2027 (**Budget Approval**)
June 23, 2027
July 28, 2027
August 25, 2027 (**Budget Adoption**)
September 22, 2027

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Alba Sanchez, District Manager
September 11, 2026

26-03311H

FIRST INSERTION

Notice of Public Meeting Dates Fiscal Year 2027
La Collina Community Development District

The Board of Supervisors of the La Collina Community Development District will hold their regular monthly meetings for Fiscal Year 2027 on the first Monday of every month at 6:00 p.m. at the Brandon Regional Library located at 619 Vonderburg Dr., Brandon, Florida 33511, unless otherwise indicated, as follows:

October 5, 2026
November 2, 2026
December 7, 2026
January 4, 2027
February 1, 2027
March 1, 2027
April 5, 2027, 6:00 p.m.
May 3, 2027, (Budget Workshop)
June 7, 2027, (Approve Tentative Budget)
July 12, 2027
August 2, 2027, (Budget Public Hearing)
September 13, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Interested parties may refer to the District's website for the latest information: <https://www.lacollinaacd.com/>.

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

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

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

Alba Sanchez, District Management
September 11, 2026

26-03312H

FIRST INSERTION

BOARD OF SUPERVISOR'S MEETING DATES
VISTA DIROMA 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 Vista DiRoma Community Development District shall be held at **1:00 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 14, 2026
November 11, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 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 11, 2026

26-03277H

FIRST INSERTION

NOTICE OF FISCAL YEAR 2027 MEETINGS
SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Fork East Community Development District will hold their meetings for Fiscal Year 2027 on the second Thursday of every month at 6:00 p.m. at the **Christ the King Lutheran Church, located at 11421 Big Bend Road, Riverview, Florida 33579**, as follows:

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

There may be occasions when one or more Supervisors may participate via telephone. Any interested person can attend the meetings at the above location and be fully informed of the discussions taking place. Meetings may be continued to a date, time, and location to be specified on the record at the meetings without additional notice of publication. Please check the District's website for the latest information: <https://www.southforkeastdcd.com/>.

Any person requiring special accommodation at these meetings 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 at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office.

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

Alba Sanchez, District Manager
September 11, 2026

26-03310H

FIRST INSERTION

NOTICE OF BOARD MEETING AND CLOSED SESSION
OF THE BOARD OF SUPERVISORS OF
RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District ("District") will be held on Thursday, September 24, 2026, at 10:30 a.m. at the Riverview Public Library, 9951 Balm Riverview Road, Riverview, Florida 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 Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 or (813) 533-2950 ("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 person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Stephanie DeLuna, District Manager
Reserve at Pradera Community Development District
Rizzetta & Company, Inc.
(813) 533-2950
September 11, 2026

26-03273H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the North Park Isle Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Angel Montagna, District Manager
September 11, 202626-03282H

FIRST INSERTION

Notice of Fiscal Year 2027 Meetings
Cypress Mill Community Development District

The Board of Supervisors of the Cypress Mill Community Development District will hold their regular meetings for Fiscal Year 2027 at the Offices of Inframark, 2005 Pan Am Circle, Tampa, Florida 33607, on the second Thursday of every month at 9:30 a.m. as follows:

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

In addition to the regular meetings, the Board will conduct workshops at 6:30 p.m. at the Cypress Mill Clubhouse located at 15231 Miller Creek Drive, Sun City, Florida 33573 on the following dates:

October 7, 2026
November 11, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 7, 2027
May 12, 2027
June 9, 2027
July 7, 2027
August 11, 2027
September 8, 2027

There may be occasions when one or more Supervisors will participate by telephone. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Alba Sanchez District Manager
September 11, 202626-03313H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
PARK EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Park East Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Angel Montagna, District Manager
September 11, 202626-03281H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2026/2027
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Belmond Reserve Community Development District has scheduled their Regular Board Meetings for FY 2026/2027 to be held on the first Tuesday of every month at **The Belmond Reserve Clubhouse** located at: **13004 Willow Grove Drive Riverview, FL 33579** at **11:00a.m.**

FISCAL YEAR 2026/2027

October 06, 2026
November 03, 2026
December 01, 2026
January 05, 2027
February 02, 2027
March 02, 2027
April 06, 2027
May 04, 2027 Proposed Budget Meeting
June 01, 2027
July 06, 2027
August 03, 2027 Final Budget Meeting
September 07, 2027

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

The regular 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 location to be specified on the record at the meeting without further publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

The regular 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 location to be specified on the record at the meeting without further publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Alba Sanchez, District Manager
September 11, 202626-03314H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the K-Bar Ranch III Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Angel Montagna, District Manager
September 11, 202626-03283H

FIRST INSERTION

Notice of Fiscal Year 2027 Meetings
The Oaks at Shady Creek Community Development District

The Board of Supervisors of The Oaks at Shady Creek Community Development District will hold their regular meetings for Fiscal Year 2027 at 10779 Purple Martin Boulevard, Riverview, Florida 33578, on the third Friday of every month at 10:00 a.m., except as noted below, as follows:

October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027 (Budget Approval)
June 18, 2027
July 23, 2027 (Budget Adoption– Fourth Friday)
August 20, 2027
September 17, 2027

The Board will also hold Workshops at 9:00 a.m. at 10779 Purple Martin Boulevard, Riverview, Florida 33578, on the dates indicated below:

October 16, 2026
January 15, 2027
February 19, 2027
April 16, 2027
June 18, 2027
August 20, 2027

There may be occasions when one or more Supervisors will participate by telephone. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

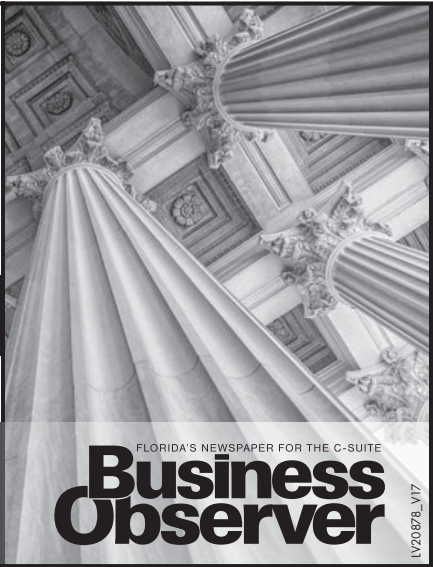
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

Alba Sanchez, District Manager
September 11, 202626-03308H

PUBLISH
YOUR
LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk’s office on your behalf



FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**
1/2/2026, M7

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-032765
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 24-10563, 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: 10563 Villa View Circle, Tampa, Florida 33647.

at public sale, to the highest bidder for cash at 10 a.m., on the 6th 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 4th 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 11, 18, 2026 26-03330H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storageetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 09:30 AM
Sale to be held at www.storageetreasures.com.
0117 - Jones, Greg; 0121 - Jones, Diane; 0124 - Anderson, Gary; 0233 - Cochran, Diana C; 0313 - Baez, Leroy; 0430 - Potts, Julitha; 0577 - West, Diondra; 0597 - McCoy, Nicholas
PUBLIC STORAGE # 30154, 12832 US-301, Riverview, FL 33578, (813) 820-1692
Time: 09:30 AM
Sale to be held at www.storageetreasures.com.
1003 - Howe, Chris; 1015 - Windsor, Byron; 1022 - vandenburgh, Scott; 1030 - abrahante, taylor; 2012 - Rivera, Angel; 2034 - Harris, Chrisaundra; 2039 - Fredrickson, Amanda; 3055 - Fredrickson, Amanda; 5002 - Betsey, Nyeshia; 5015 - Ojeda, Oswald; 6034 - Nelson, Charlyn; 6083 - Fanfan, Lizbeth; 6108 - Zambrano, William; 7007 - Duffy, Mark; 8001 - Ralston, Tanisha; 8011 - Flaherty, Richard; LT08 - Finch, Andrea; LT14 - Baker, Jeremiah
PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769
Time: 09:30 AM
Sale to be held at www.storageetreasures.com.
1009 - Sledge, Jacqueline; 1028 - Pitts, Aman; 1033 - Toole, Dominica; 1112 - Sezaire, Miracula; 1145 - Sledge, Jacqueline; 1152 - Gathers, Karyn; 1218 - Arroyo, Zaida; 1330 - matos, Yaquira delgado; 2024 - Oliver, Lorenzo; 2150 - Bucci, Ayanna; 2155 - williams, Wilnesha; 2211 - Barbosa, Daniel; 2313 - Bucci, Ayanna; 3013 - Gallagher, Michael; PO09 - Neptune, Clivia
PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233
Time: 09:40 AM
Sale to be held at www.storageetreasures.com.
2006A - Jean, Jasmine; 2039G - Rondon, Leocadio; 2052F - Adger, Elizabeth Mary; 4024C - pearce, gregory; 4033C - wilson, Ebony; 4077C - Robinson, Kimberley; 4099C - Randall, Leslie; 4145C - Trombley, Bobbie; 5131 - Kindred, Folayan
PUBLIC STORAGE # 30155, 1425 N US Hwy 41, Ruskin, FL 33570, (800) 688-8057
Time: 09:45 AM
Sale to be held at www.storageetreasures.com.
1003 - Hernandez, Jose; 1013 - Jennings, Philippe; 1048 - Hadley, Judith; 3005 - Ibarra, Miguel; 3046 - Duvall, April; 3057 - Parker, Carrie; 3059 - Clark, Colleen; 3063 - Alomar Cruz, Angelina; 3073 - Stewart, Jailyn; 4005 - Badeau, Kenley; 4015 - Phillips, Robert
PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867
Time: 10:00 AM
Sale to be held at www.storageetreasures.com.
01084 - Becker, Anthony; 01087 - Becker, Anthony; 01101 - Major, Danielle Michelle; 01120 - Rumore, Kristina; 01173 - Reddish, Bobbie; 02043 - Hopkins, Jennifer; 02065 - Wright, Al Rashid; 02068 - Frames, Glen; 02118 - Thompson, Tonyata; 02134 - Yeoman, Anthony; 03092 - Flournoy, Pierre; 03119 - Edmond, Sheila; 03206 - Gonzalez, Maria; 03211 - Brothers, Wendy; 05015 - Landrum, Gena; 07016 - OMalley, Jessica; 13043 - Heroux, Peter; 13068 - Awwad, Mohammad; 13143 - Heroux, Peter; 4010 - Williams, Josiah; 4011 - Williams, Josiah
PUBLIC STORAGE # 30170, 1505 South US Hwy 301, Tampa, FL 33619, (813) 796-5302
Time: 10:00 AM
Sale to be held at www.storageetreasures.com.
0102 - Dabney, Denise; 0116 - Williams, Shelia; 0125 - Riley, Colleen; 0127 - Gonzalez, Regla; 0131 - Rojas, Hector; 0144 - Barba, Rene; 0180 - Brewer, Donovan Nathaniel; 0211 - Whitehurst, Alexis; 0236 - Parada, Anthony; 0257 - Jackson-Freeman, ReSean; 0284 - Gant Flowers, Felvia; 0403 - Figueroa Diaz, Sonia Socorro; 0424 - Roman, Cristian; 0429 - Brown, Lawonda; 0445 - Robinson, Sandra; 0492 - Stokes, Daniel; 0513 - Thompson, Kebrencia; 0565 - George, Teresa; 0578 - Wynn, John; 0696 - Mills, Quinisha Ashley; 0777 - Rosa, Luis; 0925 - Jackson, Andrea; 1001 - Craddock, Lisa; 1020 - Edwards, Charles; 1029 - GONZALEZ, LENNIN ABAD; 1030 - Brown, Roy; 1079 - DeVeaux-Garnes, LeChelle; 1130 - Butterworth, Sean; 1422 - Morse, Vanasse; 1526 - Howell, Curtesha; 1539 - Williams, Keiyana; 1615 - Hughes, Kyle; LT030 - Nelson, Christopher James
PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479
Time: 10:10 AM
Sale to be held at www.storageetreasures.com.
A032 - McLuckie, William; A056 - Lewis, Callie; B050 - Boone, Yvonne; B068 - behling, Daniel; B088 - Alvarado, Esteban; C008 - Boyd, Louvenia; C045 - C&S Mechanical Grimes, Christopher; C047 - Gonzalez - Yague, Milagros; C086 - howard, Eric; D013 - Jean-Baptiste, Tonisha; D101 - Porter, Amy; I071 - Sands, Dekaira; J035 - Aguilera, Kell; J063 - Walker, Jaleesa; J077 - Taylor, Jamal; J079 - Kureni, Nima; K020 - Villanueva, Carlos; K033 - C&S Mechanical Grimes, Christopher; L040 - King, Leemarie
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 10:20 AM
Sale to be held at www.storageetreasures.com.
103 - wright, Torris; 1034 - pierce, tristan; 110 - Klersy, Angela; 1191 - jones, Tashia; 1225 - Key, Hope; 1251 - Resetar, Andrea; 1256 - Williams, Michelle; 1319 - Ahrman-Demaree, Edie; 1357 - Ralls, Susanna; 1470 - Miranda, Asia; 1486 - Resetar, Andrea; 1514 - jones, Jerrod; 1518 - Pierce, Celenia; 171 - Mcneal, Sheenia; 184 - Scott, Verlie; 274 - Mcdonald, Marquita; 279 - Sisson, Katie; 310 - Bohac, Donnie; 336 - Wesley, Angelica; 547 - Patterson, Kaila; 565 - Check, Daniel; 615 - ellis, Ron; 711 - Powell, Michelle; 712 - Clements, Joshua; 717 - Carpenter, Lisa; 730 - Pavon, Ruffino; 735 - Coirs, Ashton; 801 - Brooks, Kevin; 925 - Brooks, Kevin; 939 - stapleton, nikolle; 960 - Jayme, Christine
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 10:30 AM
Sale to be held at www.storageetreasures.com.
0009 - Foxworth, Ashley; 0129 - Eubanks, RENEAL; 0164 - Hosey, James; 0251 - The Creative Cohort Singleton, Jay; 0334 - Meranvil, Sierra; 0350 - Ohara, Tamesha; 0420 - casteel, Gwendolyn; 0467 - moore, Yosef; 0523 - Cole, Alyssa; 0553 - Nobles, Mekhi; 0567 - Revere, Tasha; 0661 - cline, Kevin; 0701 - Francois, Teresa; 0722 - Hosey, Jeremiah; 0772 - gnohan, Patricia; 0846 - SNEED, ANTONY C; 0856G - rivera, Franklin; 0915 - Verdejo, Heriberto; 1002 - The H2O Heroes Kelleher, Daniel
PUBLIC STORAGE # 08735, 1010 W Lumdsden Road, Brandon, FL 33511, (813) 358-1830
Time: 11:10 AM
Sale to be held at www.storageetreasures.com.
0009 - Baker, Chena; 0026 - Lillie, Dannette; 0076 - Parker, Dequitia L; 0202 - Walker, William; 0230 - Gabbart, Shonte; 0281 - Early, Erika; 0325 - Konduru, Vijay; 1005 - Healy, Brian; 1020 - Castillo, Julio; 1028 - Taylor, David; 1061 - Wallace, James; 1067 - Lewis, Elacia; 2001 - Jenkins, Ebony; 2008 - Williams, Darous Rashad; 2027 - Jenkins, Ebony; 3016 - Lucas, Robert; 4001 - Ferrer, Jesua
PUBLIC STORAGE # 68029, 313 Apollo Beach Boulevard, Apollo Beach, FL 33572, (813) 708-5312
Time: 12:00 PM
Sale to be held at www.storageetreasures.com.
0104 - John Harris, Donovan; 0201 - Knuettel, Jeffrey; 0203 - Combs, Kayla; 0216 - Elis, Clifford; 0241 - Johnson, Michael; 0313 - Padua, Carl Vanessa; 0414 - Maxwell, Donahue; 0517 - Adams, Cassandra; 2045 - Doby, Jason
PUBLIC STORAGE # 78109, 4616 E Dr Martin Luther King Jr Blvd, Plant City, FL 33566, (813) 921-4561
Time: 12:00 PM
Sale to be held at www.storageetreasures.com.
A047 - Sullivan, Anitra; A341 - King, Lekesia
PUBLIC STORAGE # 68034, 203 Providence Rd, Brandon, FL 33511, (813) 921-9892
Time: 01:00 PM
Sale to be held at www.storageetreasures.com.
A001 - Valentin Burt, Cheryl; A005 - Williams, Michael; A010C - Simpson, Michael; A055 - Garcia, Kayla; A303 - Golden, Wanda; B27 - james, doy; B29 - Aslan Ramirez, Yoandy; B76 - Barreda, Gustavo; C14 - Daubar, Thelma; D11 - Edgecomb, Dwight; D24 - williams, felicia; D35 - Comerón, Alcimarina; D36 - Comerón, Alcimarina; E04 - Martinez, Kaylianne; E17 - Mays, Travon; E23 - Lewis, Rochelle; E44 - Lopez, Grace; F08 - Williams, Anecia; F26 - Gomez, Krystofa; F29 - Turner, Denise; F40 - Days Inn, Days Inn; G10 - Turner, Patrick; G29 - Comanse, Alyssa; H16 - Harris, Lloyd; H29 - Rodriguez, Franyeli; H35 - Shankster, Anna Marie; I2223 - Days Inn, Days Inn; J21 - Yates, Doug; K15 - Smith, Brianna; K26 - Donaldson, Ricardo; K35 - Barker, Martin

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

September 11, 18, 2026

26-03302H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN
AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-011920
NEW DAY FINANCIAL, LLC
Plaintiff, vs.
DANA MICHE DOMIN AKA
DANA MICHELLE DOMIN, et. al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in Case No. 25-CA-011920 of the Cir-
cuit Court of the 13th Judicial Circuit in
and for Hillsborough County, Florida,
wherein, **NEW DAY FINANCIAL,**
LLC, Plaintiff, and **DANA MICHE**
DOMIN AKA DANA MICHELLE
DOMIN, et. al., are Defendants, Clerk
of Circuit Court, Victor D. Crist will
sell to the highest bidder for cash at

www.hillsborough.realeforeclose.com,
on October 5, 2026 at 10:00 AM, the
following described property:
LOT 3 IN BLOCK B OF CLUB-
HOUSE ESTATES AT SUM-
MERFIELD UNIT TWO, AC-
CORDING TO THE MAP OR
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 65, PAGE
26 OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.
Any person claiming an interest in the
surplus from the sale, if any, must file a
claim per the requirements set forth in
FL Stat. 45.302.
IMPORTANT
If you are a person with a disability who
needs any accommodation in order to
participate in this proceeding, you are
entitled, at no cost to you, to the provi-
sion of certain assistance. Please contact
the Court’s ADA Coordinator, Hillsbor-
ough County Courthouse, 800 E. Twigg

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storageetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824
Time: 09:50 AM
Sale to be held at www.storageetreasures.com.
B116 - Gray, Kyler; E023 - Hamilton, Elina; E089 - Williams, James; G006 - Caldwell, Robbie; G008 - McCrae, Brian; G077 - Melendez, Nadeen; G089 - McCrae, Brian; G093 - McCrae, Brian
PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681
Time: 10:00 AM
Sale to be held at www.storageetreasures.com.
1043 - Howard, Harold; 1047 - Martinez, Ariel; 1313 - Anderson, Vanilla; 1337 - Coteria, Jorge; 1378 - Campos, Guillermo; 1381 - ramirez, Neisha; 1400 - Garcia, Ezequiel; 2006 - king, Cameshia; 2015 - LANTIGUA, BISMEIRY; 2038 - MARINO, GARY; 2316 - Figueroa, Kenneth; 3044 - Farran, Felicia; 3064 - sconiers, Johniela; 3092 - Johnson, Sayonni; 3095 - Morales, Christian; 3182 - Marchena, Brittany; 3246 - Lemar, Melinda; 3274 - Mercado, Juan; 3370 - Lopez, Jasmine; 3428 - MENENDEZ, RACHEL; C057 - Toliver, Ziyon; D103 - Felder, Ishakia; E036 - McGinnis, Terrance; E078 - Edwards, Shannon; F114 - Smith, Natalie; F143 - ROSEVILLE, ISALIAH; F184 - Drain, Travis Martavious
PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:10 AM
Sale to be held at www.storageetreasures.com.
A003 - Essadik, Ayoub; A021 - Mckinley, Willie; B018 - Threatt, Chequela; C014 - LANGBECKER, ELIZABETH; C018 - Bender, Brittany; C025 - HILLS, BEVERLY; C080 - Hall, Celeste; C088 - Montecino, Carlos Calero; C095 - Allen, Keith B; C099 - Leo, Leo; C108 - Elassaly, Stephanie S.; C112 - Puntiel, Johnny; C139 - Hugger, Jason; C140 - Varner, Glenn; D014 - Carter, Misha; D015 - Marrero, Miguel; D017 - Casanova, Luz; D031 - Bethune, Anthony; D062 - THRALLS, DANIEL; D0641 - Mishiyev, Chichek; D066 - THRALLS, DANIEL; D109 - Hill, Javon; D123 - baker, tyrell; D126 - Mccarthy, Anthony; E001 - Staley, DuJuan J; E015 - Wiggings, Arthur; P001 - espinosa, Osmani
PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 10:40 AM
Sale to be held at www.storageetreasures.com.
A032 - Carter, Marie; A044 - Williams, Cedric; A056 - Espinet, Paola Gonzalez; B005 - Robinson, Felton; B006 - Thompson, Devonnice; B073 - Vinsky, Noah; B075 - Johnson, Anthony; C019 - Delatorre, Giancarlo; D001 - Woods, Ashley; F014 - russ, Willie; G007 - amos, Tatiyana; G015 - Sanchez, Christian; G043 - Marsan, Edward; G044 - Long, Shenita; G064 - Park, Tiffney; G069 - Washington, Gerard; H040 - kelley, Talia; I029 - Minor, Jessica; I087 - Acree, Phillip; J082 - Perales, Maria; P032A - Ramos, Diegoberto
PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 10:50 AM
Sale to be held at www.storageetreasures.com.
0217 - Dukes, Senesha; 0334 - Harris, Christopher; 0355 - Chandler, Michael; 0368 - Connors Jr, David; 0370 - Francoise, Ezzairea; 0427 - Oyola, Kassandra; 0430 - Bingham, Satura; 0431 - cox, William; 0436 - Mercer, Miletria; 0463 - Bonilla, Jazmin; 0521 - Williams, Ameera; 0522 - Clark, William; 0528 - Monroe, Cedavia; 0540 - Bonner, Derrick Phillips; 1006 - Thomas, Joseph; 1013 - Jones, CeAnna; 1015 - Larry, Elvasta; 1034 - Bishop, Rynise; 1039 - mandy, brittany; 1041 - Ibrahim, Yassin; 1063 - thompson, Deanna ; 1076 - Worlds, Willshaw; 1099 - Mina, Kiana; 1116 - Desir, Lucien “Lou”; 1130 - smart, patrice; 1167 - Bell, Bobbi; 1175 - James, Trekel; 1179 - Davis, Marshawn; 1205 - Martinez, Kelvin; 1207 - Miller, Ricardo; 1278 - Mays, Glenda; 1327 - Pitts, Khia; 1344 - Robertson, Roshanda; 1367 - Williams, Jamal; 1373 - Walton, Tyasia; 1397 - edwards, jermal; 1420 - walker, Dreaiunna; 1441 - Tunstall, Zariyah; 1464 - thomas, Sheronda; 1510 - rich, steven
PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277
Time: 10:50 AM
Sale to be held at www.storageetreasures.com.
1046 - Pettus, Kelly; 1066 - Cromartie, Louvena; 1119 - Fratello, Caeley; 1143 - militello, onome; 1154 - torres, Claudio; 1186 - Carter, Zalani; 2018 - Cromartie, Louvena; 2061 - Bibbs, Zhane; 2065 - Hoes, Angie; 2068 - Ravnell, Keshia; 2186 - doctor, Nazaria; 3038 - Beymark Inc Taylor, Sunday; 3052 - Hymes, Felicia; 3093 - White, Dominique; 3129 - Williams, Rakisha; 3187 - Witherspoon, Gene; 3194 - Hairston, Andre; 3209 - LeBron, Hector
PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:00 AM
Sale to be held at www.storageetreasures.com.
0109 - BURNEY, REGINALD; 0175 - Dorsey, Chelsea; 0216 - Odicio, Mayls; 0405 - johnson, sonja; 0408 - Clement, Andrew; 0420 - Williams, Deandre; 0512 - McCray, Stepfon; 0612 - cruz, Rebecca; 0623 - cruz, Maony; 0644 - gonzalez, Brayan perez; 0649 - Francia, andrea; 0668 - Serrano, Elizabeth; 0679 - Mobley, Lace; 0816 - Diaz, Maria; 0818 - Nina, Eliu; 0821 - DeJesus, Cathy; 0825 - Allen, Lawanda; 1053 - Carmona, Sigmary; 1056 - Cisnero, Jordany; 1060B - Woodward, Brian; 1107 - Ruiz, Alex; 11201 - Nixon, Cindy
PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 11:00 AM
Sale to be held at www.storageetreasures.com.
0320 - Acree, Ariel; 0427 - brown, Anthony; 0446 - Barrett, Jacqueline; 1002 - Grande, Rosario; 1015 - Orellana, Jose; 1032 - Wilson, Denster; 3096 - Morris, Keith; 3148 - Russel, Rashad
PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 11:10 AM
Sale to be held at www.storageetreasures.com.
A0106 - Margarit, Ray; A0251 - Scrivens, Thomas A; A0413 - Milton, Gaye; A0468 - Vassar, Kimberly Kilgore; A0501 - Milton, Gayle; A0511 - meighan, christopher; A0531 - Hawkins, Rebecca; A0562 - Francia, Andrea; C0609 - Garrison, Tara; C0642 - Filer, Bridge; C0643 - chamorro, kathleen; C0676 - Allen, Kathaddaus; C0702 - Rosas gardening inc Morales, Emanuel; C0706 - Myles, Jateajha; C0786 - Beckner, Tessa
PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 11:30 AM
Sale to be held at www.storageetreasures.com.
A010 - weaver, teasia; A026 - Joseph, Emani; C002 - Monroe, Tameka; C003 - Reaves, Ashton Davis; C004 - Bostick, Atara; D001 - coffin, raven; D002 - McCathern, Vanessa; E005 - spellers, Pamela; E011 - Patterson, Mona Gay; E018 - weems, latonya; E056 - Phillips, Yolanda; E076 - Moore, Jeanette; E081 - Ivey, Lavetta; E085 - Lovett, Jaiiven; E134 - Lawson, Dwayne; E139 - Winston, Nathan; E170 - Stubbs, James; E177 - Philyor, Equina; E187 - moore, Jenae ferrell; E189 - Clark, Brazilia; F017 - Singletary, Marvin; F021 - Pleickhardt, Michael; F051 - Banos, Richard; F052 - Gaines, Kimberly; G002 - Thomas, Salem; G017 - R Johnson Jr., William; G032 - Pomales, Chasity; G059 - Kelly, James Key; G061 - jean, Evenx; G071 - Henley, Shannon; G074 - Mode, Olguine; H012 - Jenkin, Hupert; H017 - caldwell, hysim; H021 - Roberts, Kerri; H035 - Adams, Mark; H041 - deak, rhonda; J001 - Lewis, Gina; J006 - Faith Action Ministry Alliance Johnson, Alfred; J021 - Cash, Jeffery; J032 - Holmes, Corey; J037 - Ysnado, Margarita Raquel; J051 - Perichi, Xiomara; J062 - Prince, Aqueeba
PUBLIC STORAGE # 30169, 815 North 26th Street, Tampa, FL 33605, (813) 522-5952
Time: 12:30 PM
Sale to be held at www.storageetreasures.com.
0208 - Butler, James; 0222 - Chapman, Brittany; 0230 - Marcano, Kerry; 0244 - Ramirez, Vincente; 0253 - Lopez, Eric; 0276 - Tillman, Ellance; 0306 - Butler, James; 0400 - Sarofian, Casey; 0414 - Huggins, DeMario; 0456 - Nick, Lloyd; 1042 - McDaniel, Edward; 1046 - Jones, Yvonne; 1070 - Thornton, Lamar; 1118 - Inoa, Joel; 1119 - Morel, Ivan; 1141 - Coachman, Joshua (Jay); 1159 - pallares, charlene; 1195 - Johnson Jr, William R; 1197 - richardson, alexander; 2011 - Rosine, Trevor; 2033 - Davis, Darius; 2046 - Williams, Raquel; 2057 - Watts, Nateavia; 2089 - Nash, Ronald; 2122 - Peoples, Jermiya; 2130 - Stewart, Elaina; 2140 - Young, Chandra; 2178 - Hosseininia, Seyed; 2195 - Torres, Ricky; 2201 - Howard, Reid; 3014 - Green, DeLores; 3035 - Harris, Murshaw; 3177 - Brown, Meosha; 3186 - Young, Feona; 3217 - Richard, Selurmara
PUBLIC STORAGE # 30171, 4120 E 10th Ave, Tampa, FL 33605, (813) 565-3706
Time: 01:30 PM
Sale to be held at www.storageetreasures.com.
A14 - Holder, Vanrossi; A20 - Williams, Damon; A26 - Gray, Lauren; A31 - Kinsey, Jeremy; A48 - KELLEY, MIKE; B19 - HICKS, HERSHEL; B23 - Danzey, Raymond; B36 - Dowdell, Adrienne; B37 - alexander, kaliyah; B57 - Williams, Shawn; B59 - Gray, Lauren; B63 - HARRIS, KIMECA; C07 - Charles, Morrison ; C07B - Burgess, Luther; C10 - Plair, Marcus; C16 - MCDANIELS, JAMES; D05 - Hudgins, John; D09 - KNIGHT, TRACY; D28 - Small, Eric; D66 - BIENAMIE, JUBILY; E09 - NEWBERRY, IRENE; E24 - Harrell, Lena; E42 - McDANIELS, PATRICIA RAMROOP; E49 - COSTON, MARY; E59 - Mantilla, Jeanie; E66 - Lockhart, Roger; F06 - Williams, Wildline; F20 - Thomas, Dominique; F43 - Toliver, Ronisha; F44 - ROBINSON, TAMI; F47 - Wilson, Lillian; G02 - Evans, Michael; G04 - polite, barry; G06 - Hedert, Kyle; G08 - ABRAHAM, BOBBY RAY; G11 - Vincent, Paula; G15 - Mccrea, Geonna; G23 - Longworth, Jalisa; G24 - Bryan, Chantel; G35 - Shoats, Dontario; H02 - HUFF, LAVERA; H32 - Garner, Keith; H38 - Proctor, Laquita; I07 - Spencer, Bridillia; I34 - MCGRUDER, BRENDIA; I40 - Goss, Michelles; J06 - Moore, Keimari; J09 - Brown- Body, Dwayne; J16 - Miller, Mauresa; J24 - Perez, Joseph; J52 - Walton, Sharon; P42B - SANTOS LOPEZ, EDDISON; P82 - GALERO, Larry

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

September 11, 18, 2026

26-03303H

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

PUBLIC NOTICES / ESTATE ---

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Retnuh Productions located at 8006 Lilly Bay Court in the City of Gibsonton, Hillsborough, FL 33534 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 8th day of September, 2026		
Hunter Hatfield		
September 11, 2026	26-03364H	

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 TRAVEL GRATUITY GROUP located at 4160 Northmeadow Cir in the City of Carrollwood, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 4th day of September, 2026		
GLOBOTIPS LLC		
September 11, 2026	26-03342H	

FIRST INSERTION		
LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2027		
The Board of Supervisors (“Board”) of the Lake St. Charles Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at 6801 Colonial Lake Dr. Riverview, FL 33578, at 6:00 p.m. on the following dates, unless otherwise indicated as follows:		
October 13, 2026		
November 10, 2026		
December 8, 2026		
January 12, 2027		
February 9, 2027		
March 9, 2027		
April 13, 2027		
May 11, 2027		
June 8, 2027		
July 13, 2027		
August 10, 2027		
September 14, 2027		

FIRST INSERTION		
NOTICE OF PUBLIC SALE		

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814		
Time: 09:30 AM		
Sale to be held at www.storagetreasures.com.		
1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1131 - Raaheim, Felix; 2123 - Owen, David; 2167 - Nonnenberg, Janae; 3138 - Brookins, Tynesha; 5013 - Turnkey Roofing of Florinda Inc. Moline, Ronel		
PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627		
Time: 09:45 AM		
Sale to be held at www.storagetreasures.com.		
0306 - Concepcion, Anthony; 1101 - DOMINGUEZ, ARNEL; 1112 - Ortiz, Eric; 1219 - Lemke, Olivia; 1227 - Losey, Maria; 1244 - Brisco, Kelly; 1272 - Castells, Naila; 1319 - Valencia, Gabriela; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1568 - Long, Tommy; 1625 - Glass, Jennifer		
PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985		
Time: 10:15 AM		
Sale to be held at www.storagetreasures.com.		
1038 - Murphy, Diamond; 1072 - Lee, LaBithia; 1090 - calzadilla, Yoandra; 1114 - Mertz, Dustyn; 1133 - SORIANO PACEIRO, RAFAEL; A028 - Jones, Roselyn; C023 - Adside, Lasheba; C046 - Alves, Chanan; C057 - Jackson, Jahmil; D081 - Tanksley, Nikko; F004 - Corley, Louis; F010 - Zadorozny, George; F016 - Sudney, Brian; P005 - Rogers, Scott		
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473		
Time: 10:30 AM		
Sale to be held at www.storagetreasures.com.		
A052 - Watson, Princess; B062 - capps, casey; E118 - Brydson, Tarique; G023 - Bridgewater, Kevin; G107 - MARANGOS, melissa		
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473		
Time: 11:15 AM		
Sale to be held at www.storagetreasures.com.		
1030 - Gary, Nikia; 1048 - Walker, Shawndel; 1122 - Ramirez, Luis; 1139 - PENLAND, MARYANN; 2032 - McQuay, Marla; A068 - Harvey, Jamal; A075 - kay, Melissa; A085 - Velez, Emmy; A123 - PENLAND, MARYANNE; B204 - Matera, Carolyn; E519 - Welsh, Eric C; G706 - OConner, Hannah; H802 - Edling, Jacob; RV07 - Blaylock, Jovie		
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016		
Time: 11:30 AM		
Sale to be held at www.storagetreasures.com.		
1016 - Mercedes, Juan; 101A - Arroyo, Ruth; 1041 - Johnson, Rebecca; 1156 - Barrera, Pedro; 1284 - Madiedo, Joseph; 1287 - Arroyo, Andrea; 1337 - Perez, Jordan; 1338 - Smith, Ramirez; 1360 - Lewis, Debra; 217 - Weeks, Nakoma; 746 - Rodriquez, Kayla		
PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832		
Time: 11:45 AM		
Sale to be held at www.storagetreasures.com.		
1230 - isaac, Brayden; 1501 - Robles, Dominic; 1586 - BENJAMIN, PETER; 2023 - Buie, Conan; 2033 - Figueroa, Alyssa; 2039 - Cooper, Jerome; 2059 - Lugo, Dainel; 2117 - Aguero Duran, Susana; 2171 - Freeman, Michael; 4011 - Llopiz, Dunia; 4101 - LaVoie, Lara; 4400 - Robles, Dominick; 5012 - jimenez, Juan poveda; 5110 - Cruz, Cristina; 5310 - torres, Juan; 5409 - Mervil, Vilner		
PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471		
Time: 12:00 PM		
Sale to be held at www.storagetreasures.com.		
1053 - mitchell, Ashanti; 1066 - White, Rosea; 1079 - Reed, Michael; 2000 - Stauss, David; 2012 - Allen, Leslie; 2103 - Mateo, Stephen; 2145 - Milam, Juanita; 3004 - Paula, larissa; 3035 - Munch, Johnney; 3050 - Chevannes, Kristine; 3105 - Hughes, Mary; 4000 - Gardner, Taraneka; 4035 - Tampa Ragdolls Conaway, Stacy; 4038 - Flanagan, Erin; 5017 - Mercurio, Justin; 5025 - Asongna-Morfaw, Tanka; 5050 - Fernandez, Richard; 5133 - Nguyen, Trung; 5136 - Mercurio, Justin; 5141 - Austin, Randall; 5218 - Patterson, Phil		
PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098		
Time: 12:15 PM		
Sale to be held at www.storagetreasures.com.		
1012 - orjuela, Santiago; 1022 - Krauk, Deven; 1074 - Collins, Sherrie; 1075 - garcia, elizabeth; 1143 - Vargas, Mickey; 2150 - Wood, Christina; 2214 - Rosa, Yinette; 2241 - jackson, anthony, Jackson, Yakeira		

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

September 11, 18, 2026	26-03301H
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FIRST INSERTION		
NOTICE OF PUBLIC SALE		

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 12:00 PM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424		
Time: 12:00 PM		
Sale to be held at www.storagetreasures.com.		
1067 - Rachael Reese, P.A. Reese, Rachael; 2005 - Carter, Jamari N; 2008 - soluri, paul; 6059 - Bryant, Maurice; 7013 - Soluri, Paul J; 7061 - Hall, Shakeera; 7092 - Broomall, Alistair; 8043 - Milburn, Mindy		

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

September 11, 18, 2026	26-03304H
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FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA		
PROBATE DIVISION		
File No. 2026 - CP - 002550		
IN RE: ESTATE OF JOHN DeYOUNG		
Deceased		
The administration of the estate of JOHN DeYOUNG, deceased, whose date of death was April 8, 2026, and whose social security number ends in 7545, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 7845 Genoa Lane, Land O Lakes, FL 34637 - 7434. The names and addresses of the personal representative and the personal representative's attorney are set forth below.		
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
All other creditors of the decedent		

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.		
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.		
The date of first publication of this notice is September 11, 2026.		
Lorraine E. DeYoung		
a/k/a Lorraine E. Brady		
Personal Representative		
Alan F. Gonzalez, LL.M., Esquire		
Attorney for Personal Representatives		
Florida Bar No.: 229415		
HAHN LOSER & PARKS LLP		
601 Bayshore Blvd.,		
Suite 720		
Tampa, Florida 33606		
Telephone: (813) 254-7474		
Afgonzalez@Hahnlaw.com		
Glguianen@Hahnlaw.com		
21654888.1		
September 11, 18, 2026	26-03348H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA		
PROBATE DIVISION		
Case No.: 26-CP-002417		
Division: A		
IN RE: THE ESTATE OF LOIS ANN JENSEN		
Deceased.		
The administration of the estate of LOIS ANN JENSEN, deceased, whose date of death was April 21, 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 fmth 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 11, 2026.		
ERNEST W. BLOCKBURGER, JR		
13004 Royal George Ave,		
Odessa, FL 33556		
Tel: +1 (813) 310-7721		
Personal Representative		
/s/ C. Todd Marks		
C. Todd Marks, Esq./FBN: 019124		
Westchase Law, P.A.		
12027 Whitmarsh Lane		
Tampa, FL 33626		
Tel: (813) 490-5211		
Service@westchaselaw.com		
Attorneys for Personal Representative		
September 11, 18, 2026	26-03366H	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA		
PROBATE DIVISION		
File No. 2026 - CP - 001245		
IN RE: ESTATE OF RUDOLF KRAJCOVIC A/K/A RUDY KRAJCOVIC		
Deceased		
The administration of the estate of RUDOLF KRAJCOVIC A/K/A RUDY KRAJCOVIC, deceased, whose date of death was May 27, 2026, and whose social security number ends in 1567, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654 The names and addresses of the personal representative and the personal representative's attorney are set forth below.		
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.		
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.		
The date of first publication of this notice is September 11, 2026.		
Juan Miguel Castro		
a/k/a Mike Castro		
Personal Representative		
Alan F. Gonzalez, LL.M., Esquire		
Attorney for Personal Representatives		
HAHN LOSER & PARKS LLP		
601 Bayshore Blvd.,		
Suite 720		
Tampa, Florida 33606		
Telephone: (813) 254-7474		
Afgonzalez@Hahnlaw.com		
Glguianen@Hahnlaw.com		
21660298.1		
September 11, 18, 2026	26-03349H	

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-003124
Division A
IN RE: ESTATE OF
SHARMA JEAN FERNANDEZ
Deceased.

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

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 11, 2026.

Personal Representative:
David Fernandez
2859 Sheriff Way
Winter Park, Florida 32792
Attorney for Personal Representative: Charles W. Callahan, III, Attorney Florida Bar Number: 0148776
Bradley Arant Boulton Cummings LLP
1001 Water Street, Suite 1000
Tampa, Florida 33602
Telephone: (813) 559-5500
Fax: (813) 229-5946
E-Mail: ccallahan@bradley.com
Secondary E-Mail: wkeller@bradley.com
September 11, 18, 2026 26-03367H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002725 Division B
IN RE: ESTATE OF
POURAN D. DEAN,
Deceased.

The administration of the estate of Pouran D. Dean, deceased, whose date of death was December 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 204, 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 Friday, September 11, 2026.

Personal Representative:
Ardeshir V. Dean
15616 Berea Drive
Odessa, Florida 33556
Attorney for Personal Representative: ROBERT J. KELLY, ESQ.
Florida Bar Number: 238414
Kelly & Kelly, LLP
28163 U.S. 19, North, Suite 200
Clearwater, FL 33761
Telephone: (727) 733-0468
Fax: (727) 733-0469
E-Mail: mpowell@kellyandkellyllp.com
Secondary E-Mail: rob@kellyandkellyllp.com
September 11, 18, 2026 26-03331H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-002004
IN RE: ESTATE OF
HERBERT R. BLOCK,
Deceased.

The administration of the estate of HERBERT R. BROCK, deceased, whose date of death was April 25, 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 September 11, 2026.

Walter Critzer,
Personal Representative
12359 Witheridge Dr.
Tampa, Florida 33624
Jovita Ahava, Esq.
Attorney for Personal Representative
Florida Bar Number: 0075429
AHAVA LEGACY LAW, P.A.
P.O. Box 83
St. Petersburg, FL 33731
Telephone: (727) 362-1234
Fax: (888) 228-2009
E-Mail: service@ahavalegacylaw.com
Secondary E-Mail: jovita@ahavalegacylaw.com
September 11, 18, 2026 26-03332H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002551
IN RE: ESTATE OF
CHERYL SOLOMON,
Deceased.

The administration of the estate of CHERYL SOLOMON, Deceased, whose date of death was July 4, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under section 732-2211.

The date of first publication of this notice is September 11, 2026.

MAXINE MURRELL,
Personal Representative
Attorney for Personal Representative: Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: genesis@srblawyers.com
September 11, 18, 2026 26-03288H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 26-CP-002729 Division: A
IN RE: THE ESTATE OF
ELBERT LEE PILLOW
Deceased.

The administration of the estate of ELBERT LEE PILLOW aka ELBERT L. PILLOWS, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Room 101, Tampa, FL 33602 and the mailing address of which is PO Box 3360, Tampa, FL 33601-3360. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of the first publication of this notice is: September 11, 2026

Ginger Renee Wade
Personal Representative
505 Tahlfield Rd
Sylva, NC 28779
Marcia W. Price
Attorney for Personal Representative
Florida Bar No.:0154164
Law Office of Marcia W. Price
803 Golf Island Drive
Apollo Beach, FL 33572
Telephone: (813) 508-2130
Email: marcia@tinakukanza.com
Secondary email: mwprice4law@gmail.com
September 11, 18, 2026 26-03329H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-002972
IN RE: ESTATE OF
LUIS RAMON MENDEZ RIVERO,
Deceased.

The administration of the estate of LUIS RAMON MENDEZ RIVERO, deceased, whose date of death was November 30, 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 11, 2026.

MARIA ISABEL NUNES RODRIGUEZ
Personal Representative
330 W. 24th Place
Chicago, IL 60616
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: ntsservice@hnh-law.com
September 11, 18, 2026 26-03328H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-003025
IN RE: ESTATE OF
HENRY TRAVIS GARDNER
Deceased.

The administration of the estate of Henry Travis Gardner, deceased, whose date of death was April 22, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 11, 2026.

Erica Janel Gardner
Personal Representative
19207 Wind Dancer Street
Lutz, FL 33558
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
September 11, 18, 2026 26-03289H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 26-CP-000927
DIVISION: B
In re: The Estate of
JOSEPH C. PUPELLO, SR.,
Deceased

The administration of the estate of JOSEPH C. PUPELLO, SR., deceased, whose date of death was January 5, 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(s) and the Personal Representatives' attorney are set forth below.

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

All other creditors of the decedent and persons having claims or de-

mands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this notice is September 11, 2026.

Personal Representative:
PAIGE MARGARET ALFONSO
5010 W Evelyn Dr,
Tampa, FL 33609
Personal Representative:
KYLE KENNETH PUPELLO
4710 W Melrose Ave,
Tampa, FL 33629
Attorney for Personal Representatives: CHRISTINA DRIS
Florida Bar No. 1039363
DRIS LAW, PLLC
2925 Alternate 19, Ste A
Palm Harbor, FL 34683
Email: c.drisc@drislaw.com
Tel: (727) 786-5600
September 11, 18, 2026 26-03347H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-002390
DIVISION: B
IN RE: ESTATE OF
PATRICIA CAROLYN MALPHUS,
DECEASED.

The administration of the estate of PATRICIA CAROLYN MALPHUS, deceased, File Number 26-CP-002390, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 11, 2026.

LAVONNE P. NELSON
17705 Crystal Cove Pl.
Lutz, Florida 33548
Personal representative
DATE 9/8/2026
FEHINTOLA OGUNTEBI
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com/
foguntebi@aol.com
FBN: 049042
Attorney for Guardian
DATE 9/8/2026
September 11, 18, 2026 26-03368H

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

12/2027a_V28

--- SALES ---

FIRST INSERTION	
AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No: 25-CA-006832 Division: O TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. VIVIAN JACKSON; JPMORGAN CHASE BANK, N.A., Defendants, NOTICE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure dated 03/25/2026 OR the Order Resetting Foreclosure sale dated 09/01/2026 entered in Case No. 25-CA-006832 of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC. is the Plaintiff, and VIVIAN JACKSON, et al., are the Defendants, Clerk of Court Victor D. Crist of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM, on November 2nd, 2026 the following described property as set forth in said Final Judgment: Lot 44, Block 7 of TANGLEWOOD PRESERVE PHASE 2, according to the Plat thereof as recorded in Plat Book 110, Page 64 through 68, inclusive, of the	Public Records of Hillsborough County, Florida. Parcel I.D. No: U-35-30-19-95P-000007-00044.0 a/k/a 11527 TANGLE STONE DR Folio: 051358-2584 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esq. Fla. Bar No. 16237 ZP Legal, PLLC 5519 Park St N Unit #370 St Petersburg, FL 33709 Telephone- 727/440-4407 Primary E-mail: szetrouer@zp-legal.com Secondary: cos2@zp-legal.com September 11, 18, 2026 26-03360H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 26-CA-002312 SECTION # RF LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MICARIA S BROWN; HILLSBOROUGH COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; VENTANA COMMUNITY ASSOCIATION, INC Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 30 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 12, OF VENTANA GROVES PHASE 2B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 137, PAGES 112 THROUGH 124, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA PROPERTY ADDRESS: 11308 OAK BARREL PL, RIVERVIEW, FL 33578 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF	YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 08 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 25-03763 September 11, 18, 2026 26-03361H

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-007384 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, v. ONE HOUR HOUSE SOLUTIONS, LLC, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 1, 2026 and entered in Case No. 25-CA-007384 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ONE HOUR HOUSE SOLUTIONS LLC, et al, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on October 5, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: THE EAST 20 FEET OF LOT 3 AND THE WEST 15 FEET OF LOT 2, BLOCK 3, C. C. AMAN'S SUBDIVISION, ACCORD-	ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY ABUTTING ON THE SOUTH. and commonly known as: 2207 E 23RD AVE, TAMPA, FL 33605 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-007393 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZAKOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed August 4, 2026 and entered in Case No. 24-CA-007393, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZAKOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on 5th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 30, BLOCK 19, TEMPLE PARK UNIT NO. 3, ACCORDING TO THE MAP OR PLAT	THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of September 2026. Marc Granger, Esq. Bar. No.: 709921 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01037 MTB V6.20190626 September 11, 18, 2026 26-03293H

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-016053 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. DERRICK EARVIN; NATALIE EARVIN; THE OAKS AT SHADY CREEK COMMUNITY ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC.; SOLAR MOSAIC LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 10, 2025 and an Order Rescheduling Foreclosure Sale dated September 2, 2026, entered in Civil Case No.: 23-CA-016053 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and DERRICK EARVIN; NATALIE EARVIN; THE OAKS AT SHADY CREEK COMMUNITY ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC.; SOLAR MOSAIC LLC, are Defendants. VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 7th day of October, 2026, the following described real property as set forth in said Judgment, to wit: LOT 167, OF OAKS AT SHADY CREEK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 125, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.	If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org. Dated: September 4, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 23-50839 September 11, 18, 2026 26-03325H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25-CA-009638 Village Capital & Investment LLC, Plaintiff, vs. Peter L. Agdamag a/k/a Peter Lopez Agdamag a/k/a Peter Agdamag, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-009638 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Peter L. Agdamag a/k/a Peter Lopez Agdamag a/k/a Peter Agdamag; Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez Agdamag a/k/a Peter Agdamag 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 12th day of January, 2027, the following described property as set forth in said Final Judgment, to wit: LOT 17, ORANGEWOOD, UNIT #2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 82 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: U-10-29-2029G-000000-00170	Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org Dated this 2nd 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 # 25-F02221 September 11, 18, 2026 26-03296H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-011540 PHH MORTGAGE CORPORATION, Plaintiff, vs. ANTHONY MICHAEL MAURI, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2026, and entered in 25-CA-011540 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and ANTHONY MICHAEL MAURI; MICHELLE MAURI; WATERSET HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 30, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 44, BLOCK 6, WATERSET WOLF CREEK PHASES A AND D1 AND WATERSET BOULEVARD TECO EXTENSION AND COVINGTON GARDEN DRIVE TECO EXTENSION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGES 12 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 5586 SUMMER SUNSET DR, APOLLO BEACH, FL 33572 Any person claiming an interest in the	surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 3 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: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-346682 - NaP September 11, 18, 2026 26-03352H

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-011898 GULF STATES CAPITAL, a Texas general partnership, Plaintiff, v. MIOSOTY CRUZ; UNKNOWN SPOUSE OF MIOSOTY CRUZ; UNKNOWN TENANT #1; and UNKNOWN TENANT #2; the names being fictitious to account for parties in possession, Defendants. NOTICE IS GIVEN that, pursuant to the Final Judgment of Foreclosure dated the 5th day of August, 2026, in Case No. 25-CA-011898, of the Circuit Court of Hillsborough County, Florida, in which MIOSOTY CRUZ, UNKNOWN SPOUSE OF MIOSOTY CRUZ, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, the names being fictitious to account for parties in possession, are the Defendants, the Clerk of this Court will sell to the high-	est and best bidder in an online sale at www.hillsborough.realforeclose.com in Hillsborough County, Florida at 10:00 a.m. on October 7, 2026, the following described property set forth in the Final Judgment of Foreclosure: Legal Description: Lot 10, Block 14, of RIVERSIDE ESTATES CORRECTED MAP OF BLOCKS 1, 2, 12, 13, 14 &15, according to the map or plat thereof, as recorded in Plat Book 24, Page 28, of the Public Records of Hillsborough County, Florida. C/K/A: 1525 West Comanche Ave., Tampa, Florida 33603 Parcel ID #: 103525-0100 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: Clerk of Court & Comptroller's Office ADA Coordinator 601 E. Kennedy Blvd., Tampa, FL 33602 Phone: (813) 276-8100, extension 7039 Or 711 for the hearing impaired

Please call at least 7 days before your scheduled court appearance, or immediately upon receiving a notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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. Dated this 4th day of September 2026. Respectfully submitted, Brown & Kimpton, P.A. /s/ Colton L. Chrimess Barbara M. Brown, Esq. FBN: 641863 Colton L. Chrimess, Esq. FBN: 1011767 29750 US Hwy 19 N Suite 205 Clearwater, FL 33761 Office (813) 528-4044 Facsimile (727) 827-2805 Email: eservice@brownkimptonlaw.com Attorney for Plaintiff September 11, 18, 2026 26-03326H

SALES

FIRST INSERTION

RE-NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO. 2024-CA-010399

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C,

Plaintiff vs.

KIRTLEY ACQUISITIONS, LLC, a Florida limited liability company, et al.

Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 31, 2026 entered in Civil Case No. 2024-CA-010399 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C is Plaintiff and KIRTLEY ACQUISITIONS, LLC; JOHNNIE BURKE POOLE, SR. a/k/a JOHNIE B. POOLE, SR.; DANIEL LENNARD SANDERS, a/k/a DANIEL L. SANDERS; MEDGED LEADS, LLC; TIDEWATER FINANCE COMPANY, TRADING AS TIDEWATER CREDIT SERVICES and TIDEWATER MOTOR CREDIT; FEWOX ROBERT DEMPSEY LLC; ROBERT FEBOX, an individual; and OCCUPANT(S) OR TENANT(S) , are Defendant(s).

The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale at 10:00 a.m. on October 5, 2026 on the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 9, STRATHMORE, ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK 11, PAGE(S) 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Address: 1911 East Genesee Street, Tampa, Florida 33610

Parcel ID: 157704-0000

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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

DATED this 4th day of September, 2026,

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Email: service@mls-pa.com
BY: /s/ Mathew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
September 11, 18, 2026 26-03327H

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-000064

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

DEVIN TYLER HOLZMAN AND ESMERALDA LEIGH HOLZMAN, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 29, 2026, and entered in 26-CA-000064 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and DEVIN TYLER HOLZMAN; ESMERALDA LEIGH HOLZMAN; FLORIDA HOUSING FINANCE CORPORATION; VARREA OF HILLSBOROUGH COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 29, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 136, VARREA PHASE 1 ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 143, PAGES 73 THROUGH 101, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 3515 WHITE DANDELION CT, PLANT CITY, FL 33565

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim 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 3 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
25-375324 - MaS
September 11, 18, 2026 26-03353H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 25-CA-003306

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST,

Plaintiff, v.

ONE HOUR HOUSE SOLUTIONS, LLC, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 10, 2025 and entered in Case No. 25-CA-003306 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ONE HOUR HOUSE SOLUTIONS LLC, et. al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on October 26, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 172 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8. TOWNSHIP 30 SOUTH, RANGE 21 EAST, LESS THE NORTH 140 FEET THEREOF, AND LESS ROAD RIGHT OF WAY ON THE SOUTH AND WEST BOUNDARIES OF CAPTIONED PROPERTY LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3419 PEARSON ROAD, VALRICO, FL 33596 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
September 11, 18, 2026 26-03345H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO: 24-CA-001483

TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,

Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHULA ROBERSON A/K/A SHULA MAE ROBERSON; BENJAMIN ROBERSON A/KIA BENJAMIN D. ROBERSON; SHERRY PERRY; RAYMOND ROBERSON; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN SPOUSE OF SHULA ROBERSON A/K/A SHULA MAE ROBERSON; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHRISTOPHER LARUE ROBERSON A/K/A CHRISTOPHER ROBERSON A/K/A CHRISTOPHER PERRY; KRISTEN ROBERSON; BRIANNA ROBERSON; UNKNOWN SPOUSE OF KRISTEN ROBERSON; UNKNOWN SPOUSE OF BRIANNA ROBERSON; UNKNOWN SPOUSE OF CHRISTOPHER LARUE ROBERSON A/K/A CHRISTOPHER ROBERSON A/K/A CHRISTOPHER PERRY; UNKNOWN SPOUSE OF BENJAMIN ROBERSON A/K/A BENJAMIN D. ROBERSON; UNKNOWN SPOUSE OF SHERRY PERRY; UNKNOWN SPOUSE OF RAYMOND ROBERSON,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to UNIFORM FINAL JUDGMENT OF FORECLOSURE dated August 18, 2026, entered in Civil Case No. 24-CA-001483 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE

TRUSTEE is Plaintiff and ROBERTSON, SHULA, et al, are Defendants. The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at Hillsborough County On Line Public Auction website: <https://hillsborough.realforeclose.com>, at 10:00 AM on September 22, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said FINAL JUDGMENT to-wit:

LOT 12, BLOCK 32, CLAIR MEL CITY, UNIT NO. 9, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 1716 LANCELOT LOOP, TAMPA, FL 33619

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

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

/s/ Pratik R. Patel
Pratik R. Patel, Esq.
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Frenkel Lambert Weisman & Gordon, LLP
53 Gibson Street
Bay Shore, NY 11706
FL Bar#: 98057
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-098007-P00
September 11, 18, 2026 26-03298H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-000984

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1,

Plaintiff, vs.

CHRISTA TULLOCH-WRIGHT, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 21, 2026, and entered in 25-CA-000984 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 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 LOYCE TULLOCH A/K/A LOYCE M. TULLOCH A/K/A LOYCE MARCUS TULLOCH, DECEASED; CHRISTA TULLOCH-WRIGHT; TD BANK USA, N.A. 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 28, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 1 ACRES, MORE OF LESS, OF THE FOLLOWING DESCRIBED TRACT; BEING AT A POINT 476.68 FEET DUE EAST OF THE NW CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 20 EAST; RUN THENCE EAST 427.32 FEET TO A POINT, THENCE SOUTH 507.54 FEET; THENCE WEST 118.54 FEET; THENCE NORTH 132.0 FEET, THENCE WEST 308.82 FEET,

THENCE NORTH 375.54 FEET TO THE POINT OF BEGINNING, LESS AND PORTION LYING WITHIN THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3152, PAGE 407, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11713 PRUETT RD, SEFFNER, FL 33584

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 3 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
23-134129 - MaS
September 11, 18, 2026 26-03351H

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. 29-2023-CA-015123

SPECIALIZED LOAN SERVICING 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 RUTH E. WHITE, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2026, and entered in 29-2023-CA-015123 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 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTH E. WHITE, DECEASED; PENNY A. WHITE; NANCY WEEMS; KENNY CASEY BAMBER; JERRY WHITE; SUSAN WHITE; TIRA WHITLOW; GARRETT WHITE; UNKNOWN SPOUSE OF NANCY WEEMS; UNKNOWN SPOUSE OF KENNY CASEY BAMBER; UNKNOWN SPOUSE OF JERRY WHITE; UNKNOWN SPOUSE OF PENNY A. WHITE; UNKNOWN SPOUSE OF TIRA WHITLOW; UNKNOWN SPOUSE OF GARRETT WHITE 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 6, TROPICAL ACRES SOUTH SUBDIVISION

UNIT NO. 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 13 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 12212 ELNORA DR, RIVERVIEW, FL 33579

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 8 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
23-109731 - MaS
September 11, 18, 2026 26-03350H

Q

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.

Q&A

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

1V8327_035

--- 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-003748 Freedom Mortgage Corporation Plaintiff, vs. Alexandria Michelle Comings; Taylor Ross Staats; Mirabay Homeowners Association, Inc. Defendants. TO: Alexandria Michelle Comings Last Known Address: 931 Signet Drive, Apollo Beach, FL 33372 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 12, MARISOL POINTE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 57 THROUGH 68, 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 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 10/09/2026, 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 SEP 03 2026. Victor D. Crist As Clerk of the Court (SEAL) By Patricia Corbin As Deputy Clerk Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F01044 September 11, 18, 2026 26-03320H

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 26-CA-003956 Division C TRAX FEDERAL CREDIT UNION Plaintiff, vs. CHAD M. ZALVA, et al. Defendants. TO: CHAD M. ZALVA CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 11105 HAPPY ACRES LN RIVERVIEW, FL 33578 UNKNOWN SPOUSE OF CHAD M. ZALVA CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 11105 HAPPY ACRES LN RIVERVIEW, FL 33578 YOU are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 28, HAPPY ACRES SUBDIVISION NO. 1 SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. commonly known as 11105 HAPPY ACRES LN, RIVERVIEW, FL 33578 has been filed against you and you are
required to serve a copy of your written defenses, if any, to it on Richard S. McIver of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 9/23/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, 813-272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711. Dated: August 18, 2026. VICTOR CRIST CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (COURT SEAL) By: Jennifer Taylor Deputy Clerk Richard S. McIver Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 339295/2633080/and September 11, 18, 2026 26-03356H

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 26-CA-003705 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, F/K/A QUICKEN LOANS INC, Plaintiff, vs. DANIELLE RAMIREZ A/K/A DANIELLE RAMIREZ BARNES, et al., Defendant. To: DANIELLE RAMIREZ A/K/A DANIELLE RAMIREZ BARNES 3213 N 46TH STREET, TAMPA, FL 33605 UNKNOWN SPOUSE OF DANIELLE RAMIREZ A/K/A DANIELLE RAMIREZ BARNES 3213 N 46TH STREET, TAMPA, FL 33605 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 9, BLOCK "C", HIGHLAND PINES 2ND REVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 32, 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-
stayed Court on or before 10/8/2026 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 9/2/2026 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 25-19583FL September 11, 18, 2026 26-03321H

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CC-033914 CAL-AM PROPERTIES, INC. d/b/a Village of Tampa, Plaintiff, vs. JOANN LEWIS, GEORGE ROBINSON and ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF ANNE MARIE MITCHELL, Defendants. TO: All Unknown Beneficiaries, Heirs, Successors, Assigns, And Devisees of Anne Marie Mitchell 1309 Autumn Drive Lot No. 273 Tampa, Florida 33613 YOU ARE NOTIFIED that an action for money damages and foreclosure of the personal property described as: 1998 MERI mobile home bearing vehicle identification numbers FLHMLCB118418334A and FLHMLCB118418334B at 1309 Autumn Drive, Lot No. 273, Tampa, Florida 33613 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, within 30 days of the first date of 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 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. WITNESS Cindy Stuart, as Clerk of the Circuit and County Court, and the seal of said Court, at the Courthouse at Hillsborough County, Florida. Dated: JUL 07 2026 VICTOR D. CRIST, Clerk of the Circuit and County Court (SEAL) By: Patricia Corbin Deputy Clerk Brian C. Chase, Esq., Plaintiff's attorney, 1313 N. Howard Avenue, Tampa, Florida 33607 September 11, 18, 2026 26-03315H

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 26-CA-003898 SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, vs. KENNETH TASCHNER A/K/A KENNETH ALAN TASCHNER, et al., Defendant. To: KENNETH TASCHNER A/K/A KENNETH ALAN TASCHNER 920 PEREGRINE HILL, RUSKIN, FL 33570 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 63, OF HAWKS POINT PHASE S-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. 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 10/6/2026 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 8/31/2026 VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 26-19924FL September 11, 18, 2026 26-03365H

FIRST INSERTION
NOTICE OF ACTION AND HEARING ON PETITION FOR ADOPTION OF ADULT IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 26-DR-004972 DIVISION: J IN THE MATTER OF THE ADOPTION OF: AN ADULT MALE. TO: STEWART ALLEN FRENCH JR. Current Residence Address: UNKNOWN Last Known Residence Address: 1418 Brigham Loop, Geneva, Florida 32732 YOU ARE HEREBY NOTIFIED that a Petition for Adoption of Adult has been filed by Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606, 813-258-3355, regarding a male adult who was born to Tatum Gordon Waldrop nee Tatum Marie Gordon on April 16, 2008 in Alachua County, Florida. The legal/biological father, Stewart Allen French Jr. is a Caucasian male, 5'7" tall, weighs approximately 150 lbs; with dirty blonde hair and hazel eyes. All other physical characteristics and his current residence address are unknown and cannot be reasonably ascertained. There will be a hearing on the Petition for Adoption of Adult on October 20, 2026, at 1:30 p.m., eastern standard 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. You may appear at the hearing and file a written response 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 Petitioners' attorney, Mary E.P. McCarthy, Esquire, 418 West Platt Street, Suite B, Tampa, Florida 33606, 813-258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twiggs Street, Tampa, Florida 33602, (813) 276-8100, no later than 10/9/2026. If you do not file your written response on time, you may forfeit the opportunity to present your side of the case. 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 September 3, 2026. VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk Sep. 11, 18, 25; Oct. 2, 2026 26-03362H

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26-CC-032212 THE OAKS AT VALRICO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MARCEL E. GRANT, and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: MARCEL E. GRANT and ANY UNKNOWN OCCUPANTS IN POSSESSION Last Known Address: 2001 Samantha Lane, Valrico, Florida 33594 YOU ARE NOTIFIED that an action for mandatory injunction has been filed against you in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida. You are required to serve a copy of your written defenses, if any, to this action on Plaintiff's counsel, whose name and address is: GREENBERG, NIKOLOFF, P.A Kelly A. Blum, Esq./FBN 0551201 Daniel J. Greenberg, Esq./FBN 74879 1964 Bayshore Boulevard, Suite A Dunedin, FL 34698 (727) 738-1100/(727) 733-0042 fax Primary e-mail: kelly@associationlawfl.com Secondary e-mail:
dan@associationlawfl.com Attorneys for Plaintiff by 10/7/26 or 30 days after the date of the first publication of this Notice of Action and file the original with the Clerk of this Court either before service on Plaintiff's counsel or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated on September 1, 2026. VICTOR CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Sep. 11, 18, 25; Oct. 2, 2026 26-03291H

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-008357 TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. DAVID ANDERSON AND STEPHANIE A. ANDERSON. et al. Defendant(s). TO: STEPHANIE A. ANDERSON, 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 15, AND THE NORTH 2.5 FEET OF LOT 14, BLOCK "F", FOUR SEASONS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE 26 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 10/14/2026/ (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 SEP 08 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 26-386313 September 11, 18, 2026 26-03355H

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-007355 Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Debra Ann Logan, Deceased; Tyler Lambert Logan a/k/a Tyler L. Logan ; Vincent Stephen Logan a/k/a Vincent S. Logan; Thomas Henry Logan, II a/k/a Thomas H. Logan, II a/k/a Thomas Henry Logan; Magnolia Park at Riverview Homeowners Association, Inc. Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Debra Ann Logan, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 6, BLOCK 13, HARVEST CREEK VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 114, PAGE 61, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F02416 September 11, 18, 2026 26-03316H
tiff'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 9/23/2026, 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 8/18/2026. Victor D. Crist As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F02416 September 11, 18, 2026 26-03316H

--- 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-005501
DIVISION: J
FIRST FEDERAL BANK
Plaintiff, -vs-
SHAUNDR A BROWN A/K/A
SHAUNDR A YVETTE BROWN, et. al,
Defendant(s)
TO: Unknown Tenant 1 and Unknown Tenant 2
Last Known Address: 812 Chastain Road, Seffner, FL 33584
You are notified of an action to foreclose a mortgage on the following property in Hillsborough County:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4

OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89 DEGRES 30 MINUTES 37 SECONDS EAST , A DISTANCE OF 24.93 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH CHASTAIN ROAD AND TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 42 MINUTES 50 SECONDS EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 20 EAST, A DISTANCE OF 341.76 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS WEST DEPARTING SAID NORTH LINE A DISTANCE OF 170.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 50 SECONDS WEST, A DISTANCE OF 341.76 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SOUTH CHASTAIN

ROAD; THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.
812 Chastain Road, Seffner, FL 33584
The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 26-CA-005501; and is styled First Federal Bank vs. Shaundra Brown A/K/A Shaundra Yvette Brown, Et. Al. You are required to serve a copy of your written defenses, if any, to the action on Jason Ruggerio, Esq., Plaintiff's attorney, whose address is 4190 Belfort Rd, Ste. 150, Jacksonville, FL 32216 on or before 10/01/2026 (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be bind-

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case No.: 26-CA-007320
Division I
301 PROPERTIES LLC, a Florida limited liability company, Plaintiff, v.
301 DELI MART, INC., a Florida corporation; MUNEE R MERCHANT, AS TRUSTEE OF THE US HIGHWAY 31 LAND TRUST U/T/D 6/21/11; FLORIDA DEPARTMENT OF TRANSPORTATION; SANDRA RAINEY, AS TRUSTEE OF THE BATSON FAMILY TRUST; MARIAN RAE WORSLEY WALKER f/k/a MARIAN RAE WORSLEY; NANCY WORSLEY COTTEN; ENTREPRENEUR, INC., a North Carolina corporation; SOLOMAN PARTNERS, INC., a Florida corporation; JOHN DOE and JANE DOE, as the unknown beneficiary(ies) of the Batson Family Trust, and all other(s) claiming, through or under, the heir(s) of Nova F. Batson; and JACK DOE, as the unknown claimants of a right to the subject property, Defendants.
TO: Defendants: Sandra Rainey, as Trustee of the Batson Family Trust; John Doe and Jane Doe, as the Unknown Beneficiary(ies) of the Batson Family Trust and All Other(s) Claiming,

through or under, the Heir(s) of Nova F. Batson; Soloman Partners, Inc., a Florida Corporation; Marian Rae Worsley Walker f/k/a Marian Rae Worsley and All Parties Having or Claiming to Have Any Right, Title, or Interest in the Property Herein Described.
YOU ARE HEREBY NOTIFIED that an action to quiet title to the following described real property in Hillsborough County, Florida, has been filed against you:
Parcel 1: That part of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 lying South of U.S. Highway No. 301 in Section 8, Township 28, Range 20 East, LESS the East 330 feet thereof and less right of way for Fowler Avenue, all lying and being in Hillsborough County, Florida, less the West 25 feet for County Road,
As duly recorded as Instrument No. 2018211951, O.R. Book 25799, Page 1958, of the Public Records of Hillsborough County, Florida.
Parcel 2: That part of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 28 South, Range 20 East, lying South of the South right-of-way line of U.S. Highway 301 (68 feet from center-line), LESS that part deeded to the State of Florida for road purposes in Deed Book 1698, and LESS the South 30 feet thereof for road right-of-way for Fowler Avenue, all lying and being in Hillsborough County, Florida,
As duly recorded as Instrument No. 2018211952, O.R. Book 25799, Page 1959, of the Public Records of Hillsborough County, Florida.
You are required to serve a copy of your written defenses, if any, to this action on Plaintiff's counsel:
David S. Delrahim, Esq.
Shumaker, Loop & Kendrick, LLP
100 2nd Avenue S, Suite 902-S
St. Petersburg, FL 33701
by 10/06/2026 or (30) days after the date of first publication of this Notice of Action, and file the original with the Clerk of the Circuit Court, Hillsborough County, Florida, either before service on Plaintiff's counsel or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
The action to quiet title was instituted in the Thirteenth Judicial Circuit Court in and for Hillsborough County in the State of Florida and is styled as follows: 301 PROPERTIES LLC v. 301 DELI MART, INC.; MUNEE R MERCHANT, as Trustee of the US Highway 31 Land Trust U/T/D 6/21/11; FLORIDA DEPARTMENT OF TRANSPORTATION; SANDRA RAINEY, as Trustee of the Batson Family Trust; MARIAN RAE WORSLEY WALKER f/k/a MARIAN RAE WORSLEY; NANCY WORSLEY COTTEN; ENTREPRENEUR, INC.; SOLOMAN PARTNERS, INC.; JOHN DOE and JANE DOE, as the Unknown Beneficiary(ies) of the Batson Family Trust; and JACK DOE, as the Unknown

Claimants of a Right to the Subject Property.
This notice shall be published once a week for four (4) consecutive weeks in Business Observer, a newspaper published in Hillsborough County, Florida.
AMERICANS WITH DISABILITIES ACT (ADA) NOTICE: 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 Thirteenth Judicial Circuit ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, (813) 272-7040 or 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.
Date: 8/31/2026
VICTOR CRIST
CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
David S. Delrahim, Esq.
Shumaker, Loop & Kendrick, LLP
100 2nd Avenue S,
Suite 902-S
St. Petersburg, FL 33701
40229626v1
Sep. 11, 18, 25; Oct. 2, 2026
26-03317H

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 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

SECOND 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

SECOND 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 de-

mands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

IV10238

PUBLISH
YOUR
LEGAL NOTICE

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

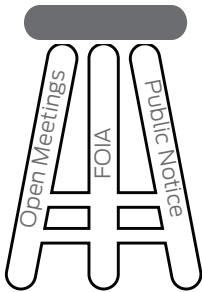
or email
legal@businessobserverfl.com



FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



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Agency Proposals



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Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



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Court Notices



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Name Changes



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Divorces and Adoptions



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

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

ESTATE / SALES / PUBLIC NOTICES ---

SECOND 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

SECOND 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

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-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

SECOND 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
LORAIN 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 26-03223H

SECOND 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 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

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

SECOND 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,
DEWISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES OF
ROBERT L. GORDON A/K/A
ROBERT LEE GORDON
DECEASED, LARRY CHARLES
GORDON, UNKNOWN SPOUSE
OF JANET SELINA GORDON
A/K/A JANET GORDON,
UNKNOWN SPOUSE OF CYNTHIA
JOYCE THOMAS, UNKNOWN
SPOUSE OF ROSIE LEE
KIRKLAND, UNKNOWN SPOUSE
OF LARRY CHARLES GORDON,
AND UNKNOWN TENANTS/
OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 16, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 1, BOBBY WIGGINS SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48,

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

and commonly known as: 601 WIGGINS COURT, PLANT CITY, FL 33566; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>., on September 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

SECOND 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

SECOND 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

SECOND 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

--- ESTATE ---

SECOND 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 Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

A Personal Representative or cura-

tor 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:
jriviera@hnh-law.com
September 4, 11, 2026 26-03268H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 26-CP-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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 26-CP-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

SECOND 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

SECOND 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

SECOND 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 prop-

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

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

SECOND 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 Intriери, a/k/a Sal Intriери, 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

SECOND 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:
Cnmurray@Jstablerlaw.com
September 4, 11, 2026 26-03190H

SECOND 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.

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

92026

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

SALES

SECOND INSERTION

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

CASE NO.: 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 COM-
PANY, 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 DA-
VIN; CORY LAKE ISLES PROPERTY
OWNERS ASSOCIATION, INC.; UN-
KNOWN 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, AC-

CORDING TO THE MAP OR
PLAT THEREOF AS RECORD-
ED 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 dis-
ability who needs any accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the ADA Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, 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

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. 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 pursu-
ant to a Final Judgment of Foreclosure
dated September 19, 2019, and entered
in 19-CA-006420 of the Circuit Court
of the THIRTEENTH Judicial Cir-
cuit 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, WELLS-
WOOD SECTION "C", AC-
CORDING 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 ac-
cordance 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 accommo-
dation, please contact the Administra-
tive Office of the Court as far in advance
as possible, but preferably at least (7)
days before your scheduled court ap-
pearance 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 Of-
fice of the Courts ADA Coordinator by
letter, telephone or e-mail: Adminis-
trative Office of the Courts, Attention:
ADA Coordinator, 800 E. Twiggs Street,
Tampa, FL 33602, Phone: 813-272-
7040, Hearing Impaired: 1-800-955-
8771, Voice impaired: 1-800-955-8770,
e-mail: ADA@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

SECOND 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 ac-
cordance 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 rea-
son, the Purchaser at the sale shall be
entitled only to a return of the deposit
paid. The Purchaser shall have no fur-
ther recourse against the Mortgagor,
the Mortgagee or the Mortgagee's at-
torney.

If you are a person with a disabil-
ity 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 re-
quest 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 notifi-
cation if the time before the scheduled
appearance is less than seven days. If
you are hearing or voice impaired, call
711.

SUBMITTED on this 27th day of Au-
gust, 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

SECOND 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 Hillsbor-
ough 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 pub-
lic 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 re-
quired by Section 45.031, Florida Stat-
utes. 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 Re-
corded In Plat Book 1, Page 56 Of
The Public Records Of Hillsbor-

ough 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 PEN-
DENS, YOU MUST FILE A CLAIM
WITH THE CLERK OF COURT BE-
FORE OR NO LATER THAN THE
DATE 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 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 accom-
modation in order to participate in this
proceeding, you are entitled at no cost
to you, to the provision of certain as-
sistance. 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

SECOND 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 pursu-
ant to a Default In Rem Final Judg-
ment of Foreclosure Final Judgment
of Foreclosure dated August 24, 2026,
and entered in case having the lead
case number 25-CA-7587 (consoli-
dated with the abated case number
25-CA-9397), of the Circuit Court of
the Thirteenth Judicial Circuit in and
for Hillsborough County, wherein SL-
TATA Investments LLC is the Plain-
tiff 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 high-
est 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 HAMP-
TON PARK TOWNHOMES,
UNIT 2, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
58, PAGE 9, OF THE PUBLIC
RECORDS OF HILLSBOR-
OUGH 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 ac-
cordance with Florida Statute, Section
45.031.

AMERICANS WITH DISABILITY
ACT: If you are a person with a dis-
ability who needs an accommodation in
order to access court facilities or partici-
pate in a court proceeding, you are en-
titled, at no cost to you, to the provision
of certain assistance. To request such an
accommodation, please contact the Ad-
ministrative Office of the Court as far
in advance as possible, but preferably
at least (7) days before your scheduled
court appearance or other court activ-
ity of the date the service is needed:
Complete the Request for Accommo-
dations 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 Coordina-
tion, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION

CASE NO. 26-CA-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 Fore-
closure entered August 24, 2026 in Civil
Case No. 26-CA-001349 of the Circuit
Court of the THIRTEENTH JUDI-
CIAL 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 prop-
erty as set forth in said Summary Final
Judgment, to-wit:
LOT 5, BLOCK 1, HOOKER'S
SUBDIVISION, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN

PLAT BOOK 30, PAGE(S) 16,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, 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 dis-
ability 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 re-
quest 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

SECOND 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 en-
tered 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 Hillsbor-
ough County, Florida, described as:
LOT 42 IN BLOCK 1 OF COUN-
TRY HILLS UNIT TWO D AC-
CORDING 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 Sep-
tember 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 Ad-
ministrative Office of the Court as far
in advance as possible, but preferably
at least (7) days before your scheduled
court appearance or other court activ-
ity of the date the service is needed by
contacting: Administrative Office of
the Courts, Attention: ADA Coordina-
tor, 800 E. Twiggs Street , Tampa, FL
33602 Phone: 813-272-7040, Hear-
ing 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:
efilling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar 562221
1000008568
September 4, 11, 2026 26-03212H

SECOND 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 pursu-
ant 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 PUB-
LIC RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 821
BRENTON LEAF DR, RUSKIN,
FL 33570

IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS RE-
MAINING AFTER THE SALE, YOU
MUST FILE A CLAIM WITH THE
CLERK NO LATER THAN THE
DATE THAT THE CLERK REPORTS
THE FUNDS AS UNCLAIMED. IF
YOU FAIL TO FILE A CLAIM, YOU

WILL NOT BE ENTITLED TO ANY
REMAINING FUNDS. AFTER THE
FUNDS ARE REPORTED AS UN-
CLAIMED, ONLY THE OWNER OF
RECORD AS OF THE DATE OF
THE LIS PENDENS MAY CLAIM
THE SURPLUS.

If you are a person with a dis-
ability 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 Of-
fice of the Court as far in advance
as possible, but preferably at least (7)
days before your scheduled court ap-
pearance 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 Coordina-
tor, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing 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

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FLORIDA'S NEWSPAPER FOR THE CITIES
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11/20/2026 9:04 AM

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-015829
CITIMORTGAGE, INC.,
Plaintiff, vs.
ANGIE FERNANDEZ, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of Fore-
closure entered March 23, 2026 in Civil
Case No. 23-CA-015829 of the Circuit
Court of the THIRTEENTH JUDI-
CIAL CIRCUIT in and for Hillsbor-
ough County, Tampa, Florida, wherein
CITIMORTGAGE, INC. is Plaintiff
and Angie Fernandez, et al., are Defen-
dants, the Clerk of Court, VICTOR D.
CRIST, will sell to the highest and best
bidder for cash electronically at www.hillsborough.realforeclose.com in ac-
cordance with Chapter 45, Florida Stat-
utes 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 dis-
ability 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 re-
quest 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

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-002047
PennyMac Loan Services, LLC,
Plaintiff, vs.
Magdalena Zuniga,
Defendant.
NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order Re-
scheduling 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 Ser-
vices, LLC is the Plaintiff and Magda-
lena Zuniga are the Defendants, that
Victor D. Crist, Hillsborough County
Clerk of Court will sell to the high-
est 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, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 5, PAGE 75, PUB-
LIC RECORDS OF HILLSBOR-
OUGH 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 Ad-
ministrative Office of the Court at least
(7) days before your scheduled court ap-
pearance 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. Admin-
istrative Office of the Courts, Attention:
ADA Coordinator, 800 E. Twiggs Street,
Tampa, FL 33602. Phone: 813-272-
7040. Hearing Impaired: 1-800-955-
8771. Voice impaired: 1-800-955-8770.
E-mail: ADA@fjud13.org
Dated this 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
FLCourtDoes@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

SECOND 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 Aug-
ust 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, accord-
ing 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 re-
corded in Official Record Book
4063, Page 889, of the Public
Records of Hillsborough County,
Florida; together with an undi-
vided 168th interest in the com-
mon 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 pub-
lished 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately 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:
knaller@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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-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 Fore-
closure in the above-captioned action,
County Court of Hillsborough County,
Florida, Victor Crist, Clerk of Court will
sell all the property situated in Hills-
borough County, Florida and the fore-
closure 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 Condomin-
ium 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, Tam-
pa, Florida 33647.

at public sale, to the highest bidder for
cash at 10 a.m., on the 1st day of Octo-
ber 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 notifica-
tion of a scheduled court proceeding if
the time before the scheduled appear-
ance is less than 7 days. Complete the
Request for Accommodations Form
and submit to 800 E. Twiggs Street,
Room 604, Tampa, FL 33602. ADA
Coordination Help Line (813) 272-
7040; Hearing Impaired Line 1-800-
955-8771; Voice Impaired Line 1-800-
955-8770.
DATED this 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

SECOND 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 G1, ACCORD-
ING TO MAP OR PLAT
THEREOF RECORDED IN
PLAT BOOK 89, PAGE 29, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
Property Address: 1121 SOAR-
ING OSPREY WAY, VALRICO,
FL 33594
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS

UNCLAIMED. THE COURT, IN ITS
DISCRETION, MAY ENLARGE THE
TIME OF THE SALE. NOTICE OF
THE CHANGED TIME OF SALE
SHALL BE PUBLISHED AS PROVID-
ED 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 notifica-
tion of a scheduled court proceeding if
the time before the scheduled appear-
ance is less than 7 days. Complete the
Request for Accommodations Form
and submit to 800 E. Twiggs Street,
Room 604, Tampa, FL 33602. ADA
Coordination Help Line (813) 272-
7040; Hearing Impaired Line 1-800-
955-8771; Voice Impaired Line 1-800-
955-8770.
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

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.: 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 CON-
DOMINIUM, ACCORDING

TO THE DECLARATION OF
CONDOMINIUM RECORDED
IN O.R. BOOK 16059, PAGE
616, AND ALL EXHIBITS AND
AMENDMENTS THEREOF,
PUBLIC RECORDS OF HILL-
SBOROUGH COUNTY, FLOR-
IDA.
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 an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the pro-
vision of certain assistance. Please contact
the Court's ADA Coordinator, Hillsbor-
ough 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 notifi-
cation 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-010085
MIDFIRST BANK,
Plaintiff, vs.
CARRIE HALL, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursu-
ant 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 Hill-
borough County, Tampa, Florida,
wherein MIDFIRST BANK is Plain-
tiff and Carrie Hall, et al., are Defen-
dants, the Clerk of Court, VICTOR D.
CRIST, will sell to the highest and best
bidder for cash electronically at www.hillsborough.realforeclose.com in ac-
cordance 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 RE-
CORDED IN PLAT BOOK 21,

PAGE 33, OF THE PUBLIC RE-
CORDS 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 dis-
ability 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 re-
quest 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
CASE NO. 25-CA-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 Foreclo-
sure 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 de-
scribed as:
LOT 44, BLOCK 7, EASTON
PARK PHASE 1, ACCORD-
ING 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, appur-

tenances, 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 Oc-
tober 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 25-CA-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 CLAIM-
ING AN INTEREST BY, THROUGH,
UNDER, OR AGAINST THE ESTATE
OF JAMIE T. CARTER A/K/A JAMIE
CARTER, DECEASED; TRAX CRED-
IT 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, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECOR-
DED IN PLAT BOOK 17, PAGE(S)
15, OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, 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 dis-
ability who needs an accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the ADA Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, 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

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

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Civil Division Case #: 25-CA-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. By: 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. FL Bar # 72876 25-333518 FCO1 CXE September 4, 11, 2026 26-03241H

SECOND 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 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, WYNMERE 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: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000011358 September 4, 11, 2026 26-03177H

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-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.	CORDS 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

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 26-CA-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 follow-	ing 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 18-CA-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: fmail@raslg.com 19-285975 - MaS September 4, 11, 2026 26-03251H

SECOND 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 noti-
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	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 September 4, 11, 2026 26-03245H

--- ACTIONS ---

SECOND 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 TALLO- WOOD 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 SUM- MERFIELD 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 HILLSBOR- OUGH COUNTY, FLORIDA. Also known as 12912 TALLO- WOOD 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 Remtul-

la, 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 be- fore 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately 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

SECOND 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, Bran- don, FL 33510 Residence unknown, if living, including any unknown spouse of the said Defendants, if ei- ther has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, as- signees, 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 Def- endants and such of the afore- mentioned unknown Defendants as may be infants, incompetents

or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to fore- close 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 EVE- RINA HOMES SIXTH ADDI- TION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOR- OUGH 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 Ra- ton, 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 de- manded 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

SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 26-CA-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, WATER- LEAF PHASE 6B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 138, PAGES 219 THROUGH 225 OF THE PUB- LIC RECORDS OF HILLSBOR- OUGH 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, Es- quire, Brock & Scott, PLLC., the Plain- tiff'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 ser- vice on the Plaintiff's attorney or imme- diately 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately 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

SECOND 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 prop- erty: COMMENCING AT THE NW CORNER OF SE 1/4 OF THE SW 1/4 OF SECTION 9, TOWN- SHIP 28 SOUTH, RANGE 21 EAST IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTH A DIS- TANCE 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 MIN- UTES 41 SECONDS WEST A

DISTANCE OF 167.0 FEET, THENCE NORTH 89 DE- GREES 18 MINUTES 15 SEC- ONDS WEST A DISTANCE OF 285.90 FEET, THENCE NORTH A DISTANCE OF 167.0 FEET TO THE POINT OF BE- GINNING. LESS THE WEST 25 FEET THEREOF FOR COO- PER 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 writ- ten defenses, if any, upon Kelley Kro- nenberg, 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 Plain- tiff's attorney or immediately thereaf- ter; 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 Coordina- tor, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, 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

SECOND INSERTION
right, title or interest in the property described in the mortgage being fore- closed 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, ACCORD- ING TO THE PLAT THERE- OF AS RECORDED IN PLAT BOOK 0037, PAGE 0028, PUB- LIC RECORDS OF HILLSBOR- OUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress 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 ser- vice on Plaintiff's attorney or immedi- ately 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 cer-

tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately 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 PUB- LISHED 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

SECOND 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 pub- lication 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 notifi- cation of a scheduled court proceed- ing if the time before the scheduled appearance is less than 7 days. Com- plete 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

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 26-CA-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 fol- lowing described property: LOT 1, BLOCK 3, MORGAN- WOODS GARDEN HOMES UNIT NO. 1 PHASE II, AC- CORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 43, PAGE(S) 100, OF THE PUBLIC RECORDS OF HILLSBOR- OUGH 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 writ- ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plain- tiff, 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint.

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, Hills- borough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap- pearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, 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

SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 26-CA-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 REVOCABLE TRUST DATED APRIL 14, 2025 AND DAN MOSRIE, et al. Defendant(s). TO: UNKNOWN BENEFICIARIES OF THE RATEEP MOSRIE REVOC- ABLE 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, grant- ees, assignees, lienors, creditors, trust- ees, and all parties claiming an interest by, through, under or against the Defen- dants, 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 be- ing foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 1, BLOCK 5, DAVIS IS- LANDS, HYDE PARK SEC- TION, 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 writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Ave., Suite 100, Boca Raton, Flor- ida 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 imme- diately 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately 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 PUB- LISHED 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

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

LV10161

ACTIONS

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 26-CA-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

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CA-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

SECOND 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: 1-800-955-8771; Voice 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

SECOND 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 Memorandum 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

SECOND 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

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CA-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; oth-
erwise 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

FOURTH INSERTION
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2000-CP-000054 DIVISION: A IN RE: ESTATE OF ROBERT E. FURMAN, deceased. TO: Matthew R. Furman, Current Address Unknown YOU ARE NOTIFIED that a Petition to Reopen Probate and for Subsequent Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Ryan Shirley, 901 Northpoint Parkway, Ste. 310, West Palm Beach, Florida 33407 on or before 9/21, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. This notice shall be published once each week for four consecutive weeks in the Business Observer. WITNESS my hand and the seal of this Court on this day 8/13, 2026. Victor D. Crist Clerk of the Court (SEAL) RYAN MARSH As Deputy Clerk Ryan Shirley, Esq. Ryan Shirley Law, P.A. 901 Northpoint Parkway, Ste. 310 West Palm Beach, FL 33407 Telephone: 561-660-8613 Aug. 21, 28; Sep. 4, 11, 2026 26-02977H

SECOND INSERTION
NOTICE OF ACTION - 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 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 Gabreele Stewart, Deputy Clerk Aug. 21, 28; Sep. 4, 11, 2026 26-03003H

OFFICIAL
COURTHOUSE
WEBSITES

1:23 4G

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellascclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

IN20890_V5

ACTIONS / TAX DEEDS / PUBLIC SALES ---

FOURTH 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 immedi- ately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief de- manded, 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			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion 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 re- deemed according to law, the prop- erty 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 ser- vice 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			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion 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 re- deemed according to law, the prop- erty 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 ser- vice 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 26-03010H			
SECOND 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 identifi- cation 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			
SECOND INSERTION			
NOTICE OF PUBLIC SALE U-Stor Tampa East will be held on or thereafter the dates in 2026 and times indicated below, at www. storage treasures.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			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion 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: 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 re- deemed according to law, the prop- erty 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 ser- vice 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			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion 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 re- deemed according to law, the prop- erty 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 ser- vice 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 26-03001H			
FOURTH INSERTION			
NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 25-DR-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: Un- known 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			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion 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 re- deemed according to law, the prop- erty 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 ser- vice 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			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion 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 re- deemed according to law, the prop- erty 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 ser- vice 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 26-03007H			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion 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 re- deemed according to law, the prop- erty 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 ser- vice 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 26-03005H			
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 MI- NOR 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, Hills- borough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. Dated at Tampa, Hillsborough Coun- ty, 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			