# Public Notices

Business Observer

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## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC NOTICES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of LSM located at 6318 Sunsail Place in the City of Apollo Beach, Hillsborough, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of September, 2026

Laurie Skipper Ministries, Inc.
Laurie E. Skipper, President

September 25, 2026 26-03529H

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 Laurie Skipper Ministries located at 6318 Sunsail Place in the City of Apollo Beach, Hillsborough, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of September, 2026

Laurie Skipper Ministries, Inc.
Laurie E. Skipper, President

September 25, 2026 26-03528H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Kimberly Peterson / PETERSON & RONEY INVESTMENT GROUP, INC. will engage in business under the fictitious name RIVERVIEW CRANE SERVICE, with a physical address 9507 Palm River Rd Tampa, FL 33619, with a mailing address PO Box 216 Mango, FL 33550, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 25, 2026 26-03609H

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 Dill Dinkers Tampa located at 8105 Krauss Blvd, Suite 107 in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of September, 2026

MC Pickleball Ventures Incorporated
Michael Carl, President

September 25, 2026 26-03567H

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 KC Squared Home Repairs and Woodcraft located at 3908 Applegate Cir in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of September, 2026

Kyle Carpenter

September 25, 2026 26-03539H

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 4RB Labs located at 5613 N Armenia Ave in the City of Tampa, Hillsborough, FL 33603 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of September, 2026

Light & Brew Coffee LLC
Henry Albornoz

September 25, 2026 26-03569H

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 Sol & Grain located at 11126 US HWY 41 S. PO Box 12 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 17th day of September, 2026

CHEF RUSSELL CLARKE, LLC

September 25, 2026 26-03568H

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 Unleashed Product located at 12020 bridge point lane in the City of Riverview, Hillsborough, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026

Lillian Diaz

September 25, 2026 26-03534H

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 Aguila Vacation Rentals located at 8201 Greenshire Dr. in the City of Tampa, Hillsborough, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of September, 2026

Manuel Aguila

September 25, 2026 26-03589H

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 MMG Real Estate Advisors located at 2202 N West Shore Blvd, Ste 200 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 21st day of September, 2026

MMGREAFL LLC

September 25, 2026 26-03584H

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 Advantage Tampa Property Management located at 3903 Northdale Boulevard, Suite 100E in the City of Tampa, Hillsborough, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of September, 2026

Karen Joyal
Karen Joyal

September 25, 2026 26-03533H

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 Pup Package, located at 3103 Toscana Circle, in the City of Tampa, County of Hillsborough, State of FL, 33611, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of September, 2026.

Christopher Bello
3103 Toscana Circle
Tampa, FL 33611

September 25, 2026 26-03549H

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to the lien granted by O.C.G.A. § 11-7-209, notice is hereby given that STORsquare Central Florida will sell by public auction the contents of the Storage Containers belonging to the following Customers to the highest bidder. The sale shall be held at www.storagetreasures.com on October 19th commencing approximately at 10 AM. All sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale.

Customer Name | Container Number | Description of Goods
Amanda Blair | 20-A0087 | Household Goods

September 25; October 2, 2026 26-03543H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 10/15/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

| | | |
|---|---|---|
| Unit 2134 | Hernández ollet, Yhen Carlos | Boxes, bags, totes |
| Unit 3030 | Gray, Michael | Boxes, bags, totes, furniture |
| Unit 3146 | Moothery, Nandi | Boxes, totes |
| Unit 3038 | Reith, Harry | Boxes, totes |
| Unit 3044 | Walker, Mark | Boxes, totes, electronics |
| Unit 3065 | Anderson, Mica | Appliances, Artwork, Furniture, Toys |

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

September 25; October 2, 2026 26-03551H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 10/15/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

| UNIT | NAME | CONTENTS |
|---|---|---|
| 615 | Gordon Kendrick | Tools, tiller, weed eater |
| 839 | Kelly Pervan | Boxes, furniture, artwork |
| 356 | Neisha Ramirez | Collectibles, furniture, boxes |
| 102 | Yarimar Rivera | Furniture, boxes |

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

September 25; October 2, 2026 26-03553H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that on 10/09/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 CONC mobile home bearing the vehicle identification number 3328152781 and all personal items located inside the mobile home. Last Tenants: Daniel Richard Evianiak, Judy Evianiak, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Daniel Richard Evianiak, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Judy Evianiak, and Unknown Party or Parties in Possession. Sale to be held at: Kentwood Mobile Home Park, 4821 Williams Road, Tampa, Florida 33610, (813) 324-8374.

Sep. 25; Oct. 2, 2026 26-03564H

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 10-21-2026 at 11 a.m. the following vessel(s) may be sold at public sale for storage charges pursuant to F.S. 328.17 tenant RUSSELL CARTER SHIPLEY 2021 CROWNLINE VIN: KIS87175J021 Title: 0141420891 FL0559SX 11-16-2026. 2009 Formula VIN: TNRD7731K809 Title: 0102456363 FL0969NX. Tenant FRANKLYN STRUSBERG JR. Lien Holder BAYFIRST NATIONAL BANK sale to be held at Shell Point Marina LLC 3340 W Shell Point Rd RUSKIN, FL 33570 reserves the right to bid/reject any bid/vessel may have be released prior to the sale. ALL Sales ARE HELD WITH RESERVE

Sep. 25; Oct. 2, 2026 26-03583H

FIRST INSERTION

**NOTICE OF MEETINGS
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Hidden Creek Community Development District** will hold their meetings for **Fiscal Year 2027 at 6:30 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598 on the second Monday of each month as follows (*Exceptions Noted):**

October 5, 2026 (***Exception 1st Monday**)
November 9, 2026
December 14, 2026
January 11, 2027
February 8, 2027
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2027
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. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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

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

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

Amanda Ferguson, District Manager
Hidden Creek Community Development District

September 25, 2026 26-03523H

FIRST INSERTION

**NOTICE OF PUBLIC SALE:**

NOTICE IS HEREBY GIVEN THAT ON 10/19/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: BERMEJO ROAD SERVICES LLC 1FUJHHDR9KLKE3638 2019 FRHT 24048.60 TEL: 813-697-1791 MV: MV107171 LOCATION: 4803 16TH AVE S, TAMPA, FL 33619 /
NAME: FAST SERVICES FLORIDA LLC 2HKRS3H46RH302872 2024 HOND 14896.39 / 1HGCV1F3XMA105216 2021 HOND 9533.26 TEL: 813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/
NAME: FONTENANCY AUTO REPAIR LLC 2C3CDZFJ1PH669734 2023 DODG 16456.89 / WDDSJ4EB0EN052901 2014 MERZ 4717.39 TEL: 813-697-1791 MV: MV112428 LOCATION: 10202 WESTBRANCH CT, TAMPA, FL 33615 /
NAME: TMT AUTO REPAIR LLC 1J4HA3H11AL219560 2010 JEEP 6564.45 TEL: 813-697-17 MV#: MV109899 LOCATION: 6402 N NEBRASKA AVE, TAMPA, FL 33604 /
NAME: GALANO BODY SHOP INC 19XFC1F33LE006802 2020 HOND 13396.02 TEL: 813-697-1791 MV#: MV115199 LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605/

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 25, 2026 26-03563H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 10/15/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

| | | |
|---|---|---|
| B238 | Rhodes, Nichole | Artwork, Books, Boxes, Totes, Bags, Clothing, Furniture, Tools |
| B246 | Cox, Bryan | Furniture |
| D112 | Lubin, Evans | Boxes, Bags, Electronics, Furniture |
| D155 | Daniels, Taylor | Boxes, Clothing, Electronics, Furniture |
| D160 | Duncan, Desten | Furniture |
| D165 | Shaw, Monique | Boxes, Totes, Furniture |
| D181 | Yancey, Joseph | Appliances, Artwork, Totes, Clothing, Furniture, Instruments, Sports, Outdoors |
| D203 | Custis, Ashley | Appliances, Bedding, Boxes, Electronics, Furniture |
| D208 | Culpepper, Ryan | Household Items |
| A329 | frett, altia | Appliances, Artwork, Boxes, Bags, Totes |
| A225 | Joseph, Winstin | Appliances, Boxes, Electronics, Kitchenware, Furniture, Tools |
| A080 | Foster, Candice | Boxes, Bags, Totes, Furniture, Instruments |
| A016 | Davis, Toya | Boxes, Bags, Totes, Electronics, Furniture |

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

September 25; October 2, 2026 26-03554H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Thursday October 15, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

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

H0009 - Abdelrahm H Abdel-Hameed
L0014 - Paul Jerome Kelly
L0033 - Lanesha Bryant
M0023 - Eric Michael Bell
W0004 - Antionette Watson

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

D107 - Cassidy DeJaco
E128 - Fred Young
D506 - Fred Young
1051 - FELIX Rios
D139 - Alexis Shawlane
1074 - Jessica Renee Jensen
2112 - Osvaldo Rivero
C107 - Maurice Allen
D135 - Victoria Collette Gunn
3172 - Kimone Fung
3019 - Kawanda Jackson
1111 - Anyelina Sanchez
3129 - Raven Mariah Ewing
E121 - Juan Carlos Andarcia Hernandez
2177 - Levisia Ricks
E113 - Angel Mojica

Sep. 25; Oct 2, 2026 26-03538H

FIRST INSERTION

**FICTITIOUS NAME NOTICE**

Notice is hereby given that TWO GARDENS PROPERTIES, INC., OWNER, desiring to engage in business under the fictitious name of TWO GARDENS REAL ESTATE located at 3225 MCLEOD DR, 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 25, 2026 26-03594H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that ADAM SAED / MPIRE EXPRESS WESTSHORE LLC will engage in business under the fictitious name WESTSHORE SUPERMARKET, with a physical address 6801 S West Shore Blvd tampa, FL 33616, with a mailing address 6801 S West Shore Blvd tampa, FL 33616, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 25, 2026 26-03593H

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 10/09/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1992 IMPR mobile home bearing vehicle identification number FLFLM70A197141M and all personal items located inside the mobile home. Last Tenant: Stephen Berton Ransom, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Stephen Berton Ransom and Unknown Party or Parties in Possession. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

Sep. 25; Oct. 2, 2026 26-03608H

## --- PUBLIC NOTICES ---

FIRST INSERTION

**Notice of Meetings**
**Fiscal Year 2026/2027**
**Southshore Bay Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Southshore Bay Community Development District shall be held at **6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.** The meeting dates are as follows:

October 12, 2026
November 9, 2026
December 14, 2026
January 11, 2027
February 8, 2027
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2027
September 13, 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 Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, 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 Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Kai, District Management
September 25, 2026 26-03572H

FIRST INSERTION

**Notice of Meetings**
**Fiscal Year 2026/2027**
**DG Farms Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the DG Farms Community Development District shall be held at **6:00 p.m. at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701.** The meeting dates are as follows:

October 12, 2026
November 9, 2026
December 14, 2026
January 11, 2027
February 8, 2027
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2027
September 13, 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 Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, 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 Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Kai, District Management
September 25, 2026 26-03573H

FIRST INSERTION

**BOARD OF SUPERVISOR'S MEETING DATES**
**THE HEIGHTS 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 Heights Community Development District shall be held at 10:00 a.m. at The Offices of Soho Capital located at 220 West 7th Avenue Suite 100, Tampa, FL 33602. The meeting dates are as follows:

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

The meetings 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 25, 2026 26-03521H

FIRST INSERTION

**Notice of Meetings**
**Fiscal Year 2026/2027**
**K-Bar Ranch Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the K-Bar Ranch Community Development District shall be held at **6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647.** The meeting dates are as follows:

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

The meetings 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 Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, 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 Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Heather Dilley
Kai, District Management
September 25, 2026 26-03518H

FIRST INSERTION

**NOTICE OF MEETINGS**
**FISCAL YEAR 2026/2027**
**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Timber Creek Community Development District shall be held at **6:00 p.m. at the Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, Florida 33578.** The meeting dates are as follows:

Wednesday, October 21, 2026
Wednesday, November 18, 2026
Wednesday, December 16, 2026
Wednesday, January 20, 2027
Wednesday, February 17, 2027
Wednesday, March 17, 2027
Wednesday, March 24, 2027 **Budget Workshop**
Wednesday, April 21, 2027
Wednesday, May 19, 2027
Wednesday, June 16, 2027 **Proposed Budget Approval**
Wednesday, July 21, 2027
Wednesday, August 18, 2027 **Public Hearing for Budget Adoption**
Wednesday, September 15, 2027

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Rizzetta & Company, District Management
September 25, 2026 26-03519H

FIRST INSERTION

**NOTICE OF PUBLIC MEETING DATES**
**PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT**
**FISCAL YEAR 2026/2027**

The Board of Supervisors of the Panther Trails Community Development District will hold its regular monthly meetings for Fiscal Year 2026/2027 at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534 at 5:30 p.m. on the following dates:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 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 in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: www.panthertrailscdd.org

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Matt O'Nolan, District Manager
September 25, 2026 26-03602H

FIRST INSERTION

**NOTICE OF PUBLIC MEETING DATES**
**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Bahia Lakes Community Development District will hold their regular meetings for the for Fiscal Year 2026/2027 at 6:00 p.m. at the Firehouse Cultural Center located at 101 1st Avenue NE, Ruskin, Florida 33570 on the following dates:

October 5, 2026
December 14, 2026
February 8, 2027
April 26, 2027
June 14, 2027
August 16, 2027

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional 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) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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 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.

Bahia Lakes Community Development District
Matt O'Nolan, District Manager
September 25, 2026 26-03604H

FIRST INSERTION

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

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

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

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

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
September 25, 2026 26-03601H

FIRST INSERTION

**Notice of Meeting of the Audit Committee**
**of the South Creek Community Development District**

The Audit Committee for the South Creek Community Development District ("District") will hold a special meeting on Wednesday, October 1, 2026, at 1:00 p.m. at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. The purpose of the meeting is to review audit proposal instructions, audit evaluation criteria and the RFP audit advertisement.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by email: dwallace2@azuria.com. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more committee members will participate virtually. At the above location will be present a speaker so that any committee member or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by audio/visual technology.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meeting is asked to advise the District Manager Deborah Wallace with Inframark, via phone at (727) 403-6194 or via email at dwallace2@azuria.com, at least 48 hours before the meeting. 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 Manager's office.

Any person who decides to appeal any action or decision taken by the committee with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Deborah Wallace, District Manager
September 25, 2026 26-03522H

--- PUBLIC NOTICES ---

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 1001528 from 301 Wimauma LLC 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609. Application received: 9/21/2026. Proposed activity: residential subdivision. Project name: Berry Bay II CR 579 Offsite Roadway Improvements Segments A,B and C. Project size 14.88 acres Location: Section(s) 10,15,16,21,22,27,28, Township 32 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no

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

September 25, 2026 26-03579H

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 1001524 from 301 Wimauma LLC 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609. Application received: 9/21/2026. Proposed activity: residential subdivision. Project name: Berry Bay II Phases 7A-7H. Project size 140.00 acres Location: Section(s) 28, Township 32 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no

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

September 25, 2026 26-03574H

FIRST INSERTION

**Notice of Special Meeting**
**Live Oak II Community Development District**

A special meeting of the Board of Supervisors of the Live Oak II Community Development District has been rescheduled for **October 15, 2026, at 7:00 p.m. at the Live Oak Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida 33647.**

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

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

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

Kristee Cole, District Manager
September 25, 2026 26-03582H

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 **Wednesday, October 7, 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 Management Services 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 25, 2026 26-03524H

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.Storagetreasures.com on 10/15/26 at 2:30 PM. Contents include personal property along with the described belongings3 to those individuals listed below.

| | | |
|---|---|---|
| X5 | Anthony Lewis | Fleetwood RV Model Bounder; License Plate: PIHS49; 21049307 |
| A-338 | Christina Brooks | Boxes, Clothing, Kitchenware |
| B-477 | Luis Lopez | Boxes, Clothing |
| B-481 | MATTHEW BRADY | Bedding, Boxes, Bags, Furniture, Sports |
| B-483 | Quanntaejah White | Boxes, Appliances |
| B-484 | Atoya Harris | Boxes, Clothing, Furniture, Furniture, Sports |
| B-486 | Misty Crumley | Photos, Boxes, Furniture, Lamps |
| B-527 | Lauren Baxter | Baby Items, Bedding, Boxes, Clothing, Furniture, Sports |
| C-550 | Traci Benavides | Boxes, Clothing, Kitchenware, Furniture, Instruments |
| D-790 | Judith Soto | Boxes, Clothing, Kitchenware, Toys, Television |
| D-727 | christopher folce | Mattresses, Boxes, Bags, Furniture |
| D-753 | Reyes Aguilera | Car Parts, Household Goods, Suit Case, Christmas Decorations |
| G-816 | Dora Ibarra | Boxes, Totes, Clothing, Toys, Pressure Washer |

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

September 25; October 2, 2026 26-03552H

FIRST INSERTION

**NOTICE OF PUBLIC MEETING DATES**
**COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Covington Park Community Development District will hold its regular meetings for Fiscal Year 2026/2027 Meeting Schedule at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, Florida 33572, on the following dates:

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

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

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: https://www.covingtonparkcdd.org/

There may be occasions when one or more Supervisors, staff, or members of the Committee will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-(800) 955-8770, who can aid you in contacting the District Office.

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

Covington Park Community Development District
Matt O'Nolan, District Manager
September 25, 2026 26-03603H

FIRST INSERTION

**EXHIBIT "A"**
**BOARD OF SUPERVISORS MEETING DATES**
**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**
**FISCAL YEAR 2026/2027**

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 13, 2027
August 17, 2027
September 15, 2027

All meetings will convene at 3:30 p.m. and will be held at the office of Rizzetta and Company located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

September 25, 2026 26-03599H

FIRST INSERTION

**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 Special meeting of the Board of Supervisors on **Wednesday, October 7, 2026, at 1:00 p.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 Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Phone: (407) 723-5900 (**"District Manager's Office"**) during normal business hours or from the District's website at www.newporttampabaycdd.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff 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 forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jane Gaarlandt, District Manager
September 25, 2026 26-03525H

FIRST INSERTION

**Notice of Meetings**
**Fiscal Year 2026-2027**
**Creek Preserve Community Development District**

As required by Chapters 189 and 190, Florida Statutes, notice is hereby given that the Fiscal Year 2026-2027 Regular Meetings of the Board of Supervisors of the Creek Preserve Community Development District shall be held at **6:00 p.m. at the Creek Preserve Clubhouse located at 16702 Kingman Reef Street, Wimauma, FL 33598** on the dates as listed below. The meeting dates are as follows:

**October 5, 2026**
**November 9, 2026**
**December 14, 2026**
**January 11, 2027**
**February 8, 2027**
**March 8, 2027**
**April 12, 2027**
**May 10, 2027**
**June 14, 2027**
**July 12, 2027**
**August 9, 2027**
**September 13, 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 the meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or by calling (813) 533-2950 (the "District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made 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.

Rizzetta & Company, District Management
September 25, 2026 26-03520H

FIRST INSERTION

**INVITATION TO BID**

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 the construction of a tee line at Rocky Point Golf Course.

**BID #25-19**
Tee Line Construction, Rocky Point Golf Course

**MANDATORY PRE-BID CONFERENCE**
Tuesday, September 29, 2026 at 10am
Rocky Point Golf Course
4151 Dana Shores Drive, Tampa, FL 33634

**BID DUE DATE**
Tuesday, October 13, 2026 not later than 10am
Submit via Email to bids@tampasportsauthority.com or
Drop Bid off at Raymond James Stadium (Entrance B/C off Himes Avenue)

Bid packages will be available for distribution on Friday, September 18, 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 14th Day of September 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
September 25, 2026 26-03548H

STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION,
1. Publication Title: Business Observer. 2. Publication No.: 2325-8195. 3. Filing Date: 9/25/26. 4. Issue Frequency: Weekly. 5. Number of Issues Published Annually: 52. 6. Annual Subscription Price: $75, includes sales tax. 7. Complete Mailing Address of Known Office of Publication (Not printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. Contact Person: Kristen Boothroyd; Telephone: (941)906-9386 x323. 8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not Printer): 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor: (Publisher) Emily Walsh, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. (Editor) Kat Wingert, 1970 Main Street 3rd Floor, Sarasota FL 34236. (Managing Editor) Mark Gordon, 1970 Main St. 3rd Floor, Sarasota, FL 34236. 10. Owner (If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address, as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.) Gulf Coast Review, Inc., DBA/Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages or Other Securities. (If there are none, so state): None. 12.Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one) n/a
The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: Has Not Changed During Preceding 12 Months Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement) 13. Publication Title: Business Observer. 14. Issue Date for Circulation Data Below: 09/11/26. 15. Extent and Nature of Circulation: Weekly Business Newspaper No. Copies Each Issue During Preceding 12 Months. Actual No. Copies of Single Issue Published Nearest to Filing Date. 15A. Total No. of Copies (Net Press Run): 5283 (average), 4386 (actual). 15B. Paid and/or Requested Distribution: (1) Outside County Paid/Requested Mail Subscriptions Stated on Form 3541. (Include advertiser's proof and exchange copies): 4341 (average), 3489 (actual). (2) In-County Paid/Requested Mail Subscriptions Stated on Form 3541 (Include advertiser's proof and exchange copies): 0 (average), 0 (actual). (3) Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Non-USPS Paid Distribution: 0 (average), 0(actual). (4) Distributed by Other Mail Classes Through the USPS: 0 (average), 0 (actual). C. Total Paid and/or Requested Circulation [Sum of 15B (1), (2), (3), and (4)]: 4341 (average), 3489(actual). D. Non-Requested Distribution (by Mail and Outside the Mail): (1) Outside County Free Copies Stated on PS Form 3541: 490 (average), 446 (actual). (2) In-County Free Copies Stated on PS Form 3541: 0 (average), 0 (actual). (3) Non Requested Distribution by Other Mail Classes Through the USPS): 0 (average), 0(actual). (4) Non Requested Distributed Outside the Mail: 20 (average), 25(actual). E. Total Nonrequested Distribution [Sum of 15D (1), (2), (3), and (4)]: 490 (average), 446 (actual). F. Total Distribution (Sum of 15C and 15E): 4832 (average), 3935 (actual). G. Copies Not Distributed: 451(average), 451 (actual). H. Total (Sum of 15F and 15G): 5283 (average), 4386 (actual). I. Percent Paid and/or Requested Circulation (15C divided by 15F times 100): 89.9% (average), 88.7% (actual). 16. Electronic Copy Circulation: (a) Paid 121 (average) 121 (actual) No. copies of Single issue Published Nearest to filing Date: 0. B. Total Print Copies + Paid Electronic Copies: 4462 (average), 3610 (actual). Total Requested Copy Distribution + Paid Electronic Copies: 4953 (average), 4056 (actual). Percent Paid and/or Requested Circulation (Both Print and Electronic Copies) 90.1% (average), 89.0% (actual). 17. Publication of Statement of Ownership: 09/25/26. 18. Signature and Title of Editor, Publisher, Business Manager, or Owner. /s/ Emily A. Walsh. Date 09/22/26.

## --- PUBLIC NOTICES / TAX DEED / ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-CP-003422**
**IN RE: ESTATE OF BEVERLY WAY TYSON**
**Decedent.**

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

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

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

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 25, 2026.

**Personal Representative:**
**Shawn G. Tyson**
1910 Tinker Drive
Tampa, FL 33559

Attorney for the Personal Representative:
Timothy G. Hayes, Attorney
13336 Lake George Lane
Tampa, FL 33618
Email: tghayes@mindspring.com
Telephone: (813) 482-4263
Sep. 25; Oct. 2, 2026 26-03592H

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-003138**
**DIVISION: A**
**IN RE: ESTATE OF ELLEN D. OSTMAN,**
**Deceased.**

The administration of the estate of Ellen D. Ostman, deceased, whose date of death was July 18, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is September 25, 2026.

**Personal Representative:**
**Carol Roberts**
8022 Mays Ave.
Riverview, FL 33578

Attorney for Personal Representative:
Stepjen J. Stanley
Stephen J. Stanley, Esq.
Fla. Bar. 0076082
412 E. Madison St., Ste 1100
Tampa, FL 33602
Tele: 813-226-2727
Fax: 813-200-1013
sjs@stephenjstanleylaw.com
Sep. 25; Oct. 2, 2026 26-03537H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**FILE NUMBER: 26-CP-001655**
**IN RE: THE ESTATE OF FERMIN REZA-GUAJARDO**
**Deceased.**

The administration of The Estate of FERMIN REZA-GUAJARDO, whose date of death was 9/5/2008 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 25, 2026.

**Personal Representative is:**
**PRAXEDES MARIA ELENA REZA**
3621 Petrova Circle Ruskin, FL 33570
e/s/ Rolando J. Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
Sep. 25; Oct. 2, 2026 26-03587H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No.: 26-CP-003236**
**Division: A**
**IN RE: ESTATE OF PAULINE C. HUNTER a/k/a PAULINE HUNTER,**
**Deceased**

The administration of the estate of Pauline C. Hunter a/k/a Pauline Hunter, deceased, whose date of death was May 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, Tampa, FL 33602. The 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 25, 2026.

**Personal Representative:**
**Raquel I. Christodoulou**
4708 Christa Court Unit 302
Tampa, Florida 33614

Attorney for Personal Representative:
Kenneth J. Crotty
Florida Bar Number: 016476
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: ken.crotty@hwhlaw.com
E-Mail: probate.efile@hwhlaw.com
Sep. 25; Oct. 2, 2026 26-03542H

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-003075**
**IN RE: Estate of GERALD WAYNE DABBS, a/k/a GERALD W. DABBS, a/k/a GERALD DABBS,**
**Deceased.**

The administration of the estate of GERALD WAYNE DABBS, a/k/a GERALD W. DABBS, a/k/a GERALD DABBS, deceased, whose date of death was JANUARY 6, 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.

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

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

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

The date of first publication of this notice is September 25, 2026.

**Personal Representative:**
**JOSEPH WAYNE DABBS**
2026 Welcome Road
Lithia, FL 33547

Attorney for Personal Representative:
C. BLAKE HOLTZHOWER, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
blake@sethmannlaw.com
Florida Bar No. 1027797
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
Sep. 25; Oct. 2, 2026 26-03559H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-003047**
**Division Probate**
**IN RE: ESTATE OF SARA ELIZABETH FRIERSON**
**Deceased.**

The administration of the estate of Sara Elizabeth Frierson, deceased, whose date of death was April 7, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 25, 2026.

**MICHAEL LLOYD FRIERSON**
**Personal Representative**
1917 High Vista Drive
Lakeland, Florida 33813

/s/ Nicholas J. Grimaudo
NICHOLAS J. GRIMAUDO
Attorney for Personal Representative
E-mail Addresses:
nicholasg@jpfirm.com,
erikam@jpfirm.com
Florida Bar No. 71893
Johnson Pope Bokor Ruppel & Burns LLP
311 Park Place Blvd. Suite 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
Sep. 25; Oct. 2, 2026 26-03588H

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-003241**
**Division B**
**IN RE: ESTATE OF ROBERT LEWIS HARRIS,**
**Deceased.**

The administration of the estate of ROBERT LEWIS HARRIS, deceased, whose date of death was July 15, 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 25, 2026

**PAUL HARRIS**
**Personal Representative**
31930 Foxfield Drive
Westlake Village, CA 91361

ROBERT D. HINES, ESQ.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
Sep. 25; Oct. 2, 2026 26-03611H

FIRST INSERTION

**ADVERTISEMENT OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 21st day of October, 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. Pena, Alexis Video Games, Totes, Misc. Items, Furniture; Harris, Melody Boxes, Totes, Furniture, Weight Bench; Anderson, Desiree DRESSER, TOTES, COUCH SET, SHOES, MICROWAVE, KIDS TRIKEBOARD, BED FRAMES, MATTRESSES, BAGS, XMAS ITEMS, MISC ITEMS; Rose, Leanne Boxes, Clothes, TV, Tools, Misc. Items; Peters, Jisiya Bikes, Boxes, Appliances, Boxes Misc. Items; Size, Shaun CAR SEATS, TABLE, TOTES, GUITAR; John, Katie Boxes, Totes, Furniture, TV, Lawn Mower, Tools; Murray, Efia Christmas Decor, Furniture, Boxes, Tricycle, Toys; Humphrey, Zachary Boxes, Clothes, TV, Tools, Misc. Items; Rossi, Sebastian O. Totes, Bags, Boxes, Clothes; Hayes, Carrie Vases, Bedroom Furniture, Totes, Boxes, Misc. Items; Machado, Eduardo BOXES, WINCH Sale is subject to cancellation in the event of settlement between owner and obligated party.
September 25; October 2, 2026 26-03544H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-003049**
**IN RE: ESTATE OF LUANA SUE OLSON**
**Deceased.**

The administration of the estate of Luana Sue Olson, deceased, whose date of death was June 27, 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 25, 2026.

**Personal Representative:**
**/s/Jess A. Robinson**
**Jess A. Robinson**
653 W. Lumsden Road
Brandon, FL 33511

Attorney for Personal Representative:
/s/Tiffani K. Thornton
Tiffani K. Thornton, Esq.
Florida Bar Number: 1007807
THE LAW OFFICES OF TIFFANI K. THORNTON
653 W. Lumsden Road
Brandon, FL 33511
Telephone: 813-337-7349
E-Mail: tiffani@tktlaw.org
Counsel for Personal Representative
Sep. 25; Oct. 2, 2026 26-03613H

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-002246**
**Division B**
**IN RE: ESTATE OF PATRICK HENRY FRYE a/k/a PATRICK H. FRYE,**
**Deceased.**

The administration of the estate of PATRICK HENRY FRYE, also known as PATRICK H. FRYE, deceased, whose date of death was March 8, 2026; File Number 22-CP-002246, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 25, 2026

**STEPHANIE DEANNE FRYE**
**Personal Representative**
44 Washington Blvd., #2
Oak Park, IL 60302

**AMY KATHERINE HAMMERLY**
**Personal Representative**
14917 Rocky Ledge Dr.
Tampa, FL 33625

JAMES P. HINES, JR.
Attorney for Personal Representatives
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
Sep. 25; Oct. 2, 2026 26-03612H

FIRST 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.: 1419320000
File No.: 2026-737
Certificate No.: 2022 / 11580
Year of Issuance: 2022
Description of Property:
TERRACE PARK SUBDIVISION W 1/2 OF LOT 9 BLOCK 30
PLAT BK / PG : 10 / 71
SEC - TWP - RGE : 21 - 28 - 19
Name(s) in which assessed:
ELIZABETH E SIMPSON

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 (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026
26-03517H

## --- ESTATE / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
**File No. 26-CP-003043**
**IN RE: ESTATE OF CAROLYN P. ZABLOCKI,**
**Deceased.**

The administration of the estate of CAROLYN P. ZABLOCKI, deceased, whose date of death was July 19, 2026, and whose social security number ends in 0369, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 25, 2026.

**Gordon K. Zablocki**
**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
21744726.1
Sep. 25; Oct. 2, 2026 26-03547H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002341**
**IN RE: ESTATE OF ELEANOR RICCIUTI**
**Deceased.**

The administration of the estate of ELEANOR RICCIUTI, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 25, 2026.

**Personal Representative:**
**Lenore Mueller**
866 Christina Circle
Oldsmar, FL 34677

Attorney for Personal Representative:
Robert L. Cemovich, Esq.
Email Addresses:
info@cemolaw.com
rcemovich@gmail.com
Florida Bar No. 13332
927 CRESCENT LAKE DR
SAINT PETERSBURG, FL 33701
Telephone: 9414907779
Sep. 25; Oct. 2, 2026 26-03580H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No.: 26-CP-003054**
**Division: U**
**In Re: The Estate of BEVERLY J. DAVIS,**
**Deceased.**

The administration of the estate of BEVERLY J. DAVIS, deceased, whose date of death was MAY 20th, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 25, 2026.

**Personal Representative:**
**PETER J. LEBLANC**
12 Patricia Circle.
Wilmington, MA, 01887

Attorney for Personal Representative:
Michael L. Severe, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 102833
15310 Amberly Dr.
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail:
michael@mytampalawgroup.com
Sep. 25; Oct. 2, 2026 26-03581H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
**FILE NO.: 26-CP-003201**
**DIVISION: A**
**IN RE: BRIAN CONOR HEALY**
**Deceased.**

The administration of the estate of BRIAN CONOR HEALY, deceased, whose date of death was May 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 26-CP-003201 ; 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 25, 2026.

**Personal Representative**
**QUINN HEALY**

Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
Sep. 25; Oct. 2, 2026 26-03591H

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-002612**
**In re: the Estate of THU NGOC TRAN A/K/A THU NGOC TRAN BULLARD,**
**Deceased.**

The administration of the estate of THU NGOC TRAN A/K/A THU NGOC TRAN BULLARD deceased, whose date of death was June 26, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division; File Number 26-CP-002612; the address of which is 419 North Pierce Street, Tampa, Florida 33602.

The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

ALL CLAIMS NOT SO FILED 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 25, 2026

**Personal Representative:**
**XINH MUTRUX**

Attorney for Personal Representative:
WILLIAM D. SLICKER, Esq.
5505 38th Avenue North
St. Petersburg, FL 33710
Telephone: (727) 322-2795
Stpetelaw@hotmail.com
Slickerlaw@hotmail.com
FBN: 0224871
Sep. 25; Oct. 2, 2026 26-03578H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**REF: 26-CP-002147**
**UCN: 292026CP002147A001HC**
**IN RE: ESTATE OF MICHAEL MAURICE MANOUGIAN a/k/a MICHAEL MANOUGIAN**
**Deceased**

The administration of the estate of MICHAEL MAURICE MANOUGIAN a/k/a MICHAEL MANOUGIAN, deceased, whose date of death was August 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is 800 E. Twiggs Street, Room 430, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 25, 2026.

**Personal Representative:**
**MICHAEL W. PORTER**
**535 49th Street North**
**St. Petersburg, Florida 33710**

Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
Sep. 25; Oct. 2, 2026 26-03577H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
**CASE NO. 26-CA-000153**
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs.**
**MICHAEL SWEZEY AKA MICHAEL S. SWEZEY A/K/A MICHAEL SCOTT SWEZEY, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 20, 2026 in Civil Case No. 26-CA-000153 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Michael Swezey AKA Michael S. Swezey a/k/a Michael Scott Swezey, 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 19th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 0411, a/k/a Unit: 11, BLDG.: 4, a/k/a UNIT: 106, of Park Lake at Parsons, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 16007, Page 1415, Of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-14364FL
Sep. 25; Oct. 2, 2026 26-03617H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
**CASE NO. 25-CA-008709**
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.**
**COREY EMANUEL AKA COREY EMANUEL, JR. A/K/A COREY D'ANDRE EMANUEL, JR., et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 12, 2026 in Civil Case No. 25-CA-008709 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Corey Emanuel AKA Corey Emanuel, Jr. a/k/a Corey D'Andre Emanuel, Jr., 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 7th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 327 of BAHIA LAKES PHASE 3, according to the Plat thereof as recorded in Plat Book 114, Page(s) 87¬93, of the Public Records of Hillsborough County, Florida

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13249FL
Sep. 25; Oct. 2, 2026 26-03561H

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-001301**
**IN RE: ESTATE OF DAVID CARLETON BROWN aka DAVID C. BROWN,**
**Deceased.**

The administration of the estate of DAVID CARLETON BROWN aka DAVID C. BROWN, deceased, whose date of death was March 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 25, 2026.

**Personal Representative:**
**MARC DAVID BROWN**
5120 Marina Way, #16002
Tampa, FL 33612

Attorney for Personal Representative:
MATTHEW P. SCHNITZLEIN
Florida Bar Number: 126463
Attorney for Personal Representative
MACFARLANE FERGUSON & MCMULLEN
One Tampa City Center
201 N. Franklin Street,
Suite 2000
Tampa, FL 33602
Telephone: (813) 273-4360
Fax: (813) 273-4500
E-Mail: Mps2@macfar.com
Secondary E-Mail: Lmm@macfar.com
Sep. 25; Oct. 2, 2026 26-03558H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CA-013133**
**NATIONSTAR MORTGAGE LLC, Plaintiff, VS.**
**COURTNEY MARIE PEOPLES A/K/A COURTNEY PEOPLES;ROBERT EGUIA; UNKNOWN SPOUSE OF COURTNEY MARIE PEOPLES A/K/A COURTNEY PEOPLES ; UNKNOWN SPOUSE OF ROBERT EGUIA; NANCY CARRIZAL; BELMOUNT HOMEOWNERS ASSOCIATION INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 17, 2026 in Civil Case No. 25-CA-013133, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff, and COURTNEY MARIE PEOPLES A/K/A COURTNEY PEOPLES; UNKNOWN SPOUSE ROBERT EGUIA; NANCY CARRIZAL; BELMONT HOMEOWNERS ASSOCIATION, INC.; BELMONT II COMMUNITY ASSOCIATION, INC. are Defendants.

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

LOT 3, IN BLOCK 4, OF BELMONT TOWNHOMES PARCEL F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 294, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

IMPORTANT

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

Dated this 18th day of September, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola R. Bosland
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1190-1742B
Ref# 25533
Sep. 25; Oct. 2, 2026 26-03546H

--- SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
**CASE NO. 25-CA-012943**
**MIDFIRST BANK,**
**Plaintiff, vs.**
**TOMAS R VARGAS A/K/A TOMAS VARGAS, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 05, 2026 in Civil Case No. 25-CA-012943 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Tomas R Vargas a/k/a Tomas Vargas, 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 8th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 29, Block 6 of NORTHGATE PHASE 3, according to the Plat thereof as recorded in Plat Book 136, Page(s) 35-38, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-09045FL
Sep. 25; Oct. 2, 2026 26-03560H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
**CASE NO. 25-CA-011479**
**FREEDOM MORTGAGE CORPORATION,**
**Plaintiff, vs.**
**SAMUEL M ZIEMER A/K/A SAMUEL ZIEMER, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 25-CA-011479 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Samuel M Ziemer a/k/a Samuel Ziemer, 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 19th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 21, Block 24, Sunshine Village Phases 1A-1/1B-1/1C, according to the plat thereof as recorded in Plat Book 123, Page 223, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-14568FL
Sep. 25; Oct. 2, 2026 26-03618H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
**PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
**CASE NO.: 26-CA-002876**
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF ATLX 2025-RTL1 TRUST,**
**Plaintiff, v.**
**MILENIO WORLD INC., A FLORIDA CORPORATION, et al.,**
**Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated September 22, 2026, issued in and for Hillsborough County, Florida, in Case No. 26-CA-002876, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF ATLX 2025-RTL1 TRUST is the Plaintiff, and MILENIO WORLD INC., A FLORIDA CORPORATION and JOHN ARMANDO JIMENEZ GOMEZ are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 14, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 8, BLOCK 45, TOGETHER WITH THE EAST HALF OF VACATED ALLEY ABUTTING THEREON, WESTPORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 20, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6715 S Mascotte St., Tampa, FL 33616

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

IMPORTANT

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

Dated This 22nd day of September, 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/ Evan R. Raymond
Evan R. Raymond, Esq.
Florida Bar No.: 85300
E-Mail: Evan@HowardLaw.com
26-000085-1
Sep. 25; Oct. 2, 2026 26-03607H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 18, 2026 in Civil Case No. 25-CA-010085 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Carrie Hall, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13645FL
Sep. 25; Oct. 2, 2026 26-03616H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
**CASE NO. 25-CA-006333**
**FBC MORTGAGE, LLC,**
**Plaintiff, vs.**
**TOMI JOE MIZE A/K/A TOMI MIZE, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 21, 2026 in Civil Case No. 25-CA-006333 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Tomi Joe Mize a/k/a Tomi Mize, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 107, South Haven, according to the plat thereof as recorded in Plat Book 140, Page 65, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11995FL
Sep. 25; Oct. 2, 2026 26-03615H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
**PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
**CASE NO.: 25-CA-011298**
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,**
**Plaintiff, v.**
**KENDRA 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, and an Order Granting Plaintiff's Motion to Cancel and Reset Foreclosure Sale dated September 18, 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 KENDRA EDMUNSON, EST OF KENDRA EDMUNSON, 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 November 18, 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 Mortgage Foreclosure, to wit::

UNIT F OF BUILDING 65, WHISPERING OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 16059, PAGE 616, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 2521 Cedar Cypress Court, Unit 101, Tampa, FL 33618

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

IMPORTANT

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

Dated This 21st day of September, 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
Sep. 25; Oct. 2, 2026 26-03575H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
**CASE NO. 25-CA-010734**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**ELIO COLON, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 05, 2026 in Civil Case No. 25-CA-010734 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Elio 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 8th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 21, Block 6, ORANGE RIVER ESTATES, UNIT IIB, according to the Plat thereof, recorded in Plat Book 52, Pages 46-1 and 46-2, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13563FL
Sep. 25; Oct. 2, 2026 26-03562H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
**CASE NO. 24-CA-000010**
**FIFTH THIRD BANK, NATIONAL ASSOCIATION,**
**Plaintiff, vs.**
**JOEL URENA, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000010 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Joel Urena, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block B, J & L Subdivision, according to the plat thereof as recorded in Plat Book 45, Page 77, of the Public Records of Hillsborough County, Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06150FL
Sep. 25; Oct. 2, 2026 26-03614H

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-004056**
**SECTION # RF**
**ROCKET MORTGAGE, LLC,**
**Plaintiff, vs.**
**THOMAS A FRANKEL; REGENCY KEY HOMEOWNERS ASSOCIATION, INC; U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS THROUGH CERTIFICATES 2006-EO1; UNKNOWN SPOUSE OF THOMAS A FRANKEL**
**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 09 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 27, REGENCY KEY TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 2457 LAKE WOODBERRY CIR, BRANDON, FL 33510

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 17 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
26-01054
Sep. 25; Oct. 2, 2026 26-03532H

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--- SALES ---

FIRST INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 26-CA-002299**
**LAKEVIEW LOAN SERVICING, LLC;**
**Plaintiff, v.**
**CYNTHIA COFFEY, ET.AL;**
**Defendants**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on September 8, 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 October 13, 2026, the following described property:

LOT 19, OF TEMPLE TERRACE WOODS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 9117 WOOD TERRACE DR, TAMPA, FL 33637

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

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

Cody J. Liese
Cody J. Liese, Esq.
FL Bar #: 1002491
MARINOSCI LAW GROUP, P.C.
Attorneys for Plaintiff
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-08751
Sep. 25; Oct. 2, 2026 26-03605H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-003699**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, VS.**
**MARVIN AROLDO LOPEZ; AVESA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 16, 2026 in Civil Case No. 26-CA-003699, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and MARVIN AROLDO LOPEZ and AVESA TOWNHOMES HOMEOWNERS ASSOCIATION, INC. are Defendants.

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

LOT 17 OF VERONA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 183, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 17th day of September, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola R. Bosland
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-089B
Ref# 25470
Sep. 25; Oct. 2, 2026 26-03545H

FIRST INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**Case No. 26-CA-000671**
**Honorable Judge: Laura E Ward**
**PLANET HOME LENDING, LLC**
**Plaintiff, vs.**
**HANNAH JAYAG; TAMARA JAYAG; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;**
**Defendants,**

NOTICE IS GIVEN that, in accordance with the Stipulated Final Judgment of Foreclosure dated September 09, 2026, in the above-styled cause, Victor D. Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realforeclose.com at 10:00 A.M. on November 09, 2026, the following described property:

LOT 4 AND EAST 1/2 OF CLOSED ALLEY ABUTTING THEREON, BLOCK 232, MAP OF PART OF PORT TAMPA CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Folio No. 139245-0025
COMMONLY KNOWN AS: 7607 S O'Brien Street, Tampa, FL 33616

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.

ADA INFORMATION

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

Dated this September 16, 2026
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson,
Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
Sep. 25; Oct. 2, 2026 26-03570H

FIRST INSERTION

**NOTICE OF SALE**
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO:25-CC-54356**
**ADALIA BAYFRONT CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,**
**Plaintiff, vs.**
**PAUL J. SOLURI and ANY UNKNOWN OCCUPANTS IN POSSESSION,**
**Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Hillsborough County, Florida, the Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

That certain Condominium Parcel composed of Unit 1004, ADALIA BAYFRONT CONDOMINIUM, a Condominium, in accordance with the covenants, conditions, easements, restrictions, terms and provisions of the Declaration of Condominium as recorded in Official Records Book 4755, Page 883, as amended; and being further described in the condominium plat thereof as recorded in Condominium Plat Book 9, Page 20 of the Public Records of Hillsborough County, Florida, together with an undivided 1.34% Interest in the common elements appurtenant thereto.
With the following street address: 2 Adalia Avenue, #1004, Tampa, Florida 33606.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on October 16, 2026.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 17th day of September, 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Sep. 25; Oct. 2, 2026 26-03550H

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO. 25-CA-012668**
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE COLT 2024-3 MORTGAGE LOAN TRUST,**
**Plaintiff, vs.**
**ERIC BOSWORTH; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,**
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 13, 2026 and entered in Case No. 25-CA-012668, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE COLT 2024-3 MORTGAGE LOAN TRUST is Plaintiff and ERIC BOSWORTH; UNKNOWN PERSON 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 15th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 75 FEET OF THE SOUTH HALF (S 1/2) OF LOT 2, BLOCK 4, HENDERSON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 21, 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 16th day of September 2026.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-02081 SM, LLC
V6.20190626
Sep. 25; Oct. 2, 2026 26-03541H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
**CASE NO.: 25-CA-006613**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**DENNIS J. SZAFRAN; JESSICA AMY SZAFRAN; LUANN LANDIS; THE NATIVE WOODS PROPERTY OWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 30th day of July 2026, in Case No. 25-CA-006613, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff and DENNIS J. SZAFRAN, JESSICA AMY SZAFRAN, LUANN LANDIS, and THE NATIVE WOODS PROPERTY OWNERS ASSOCIATION, INC, are the Defendants. Victor D. Crist, the Clerk of this Court, shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 27th day of OCTOBER 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK B, NATIVE WOODS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE(S) 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6138 NATIVE WOODS DR, TAMPA, FL 33625

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

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

Dated this 22nd day of September 2026.

/s/ Tephaine Whitmore
Tephaine Whitmore, Esq.
Fla. Bar Number: 57938
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311 |
Fax: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516:
service@delucalawgroup.com
25-06504
Sep. 25; Oct. 2, 2026 26-03606H

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-009400**
**Navy Federal Credit Union,**
**Plaintiff, vs.**
**Brian Welch a/k/a Brian Andrew Welch, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-009400 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Brian Welch a/k/a Brian Andrew Welch; Unknown Spouse of Brian Welch a/k/a Brian Andrew Welch; Clerk of the Court, Hillsborough County, Florida; Touchstone Community Association, Inc.; Myeongji Welch a/k/a Myeongji Ko Welch a/k/a Myeongji Ko 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 15th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 57, BLOCK 17, TOUCHSTONE PHASE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 280, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-02-30-19-C4I-000017-00057.0

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

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

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

Dated this 18th 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/ Jonathan Mesker
Jonathan Mesker, Esq.
Florida Bar No. 805971
File # 25-F02513
Sep. 25; Oct. 2, 2026 26-03557H

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45**
IN THE COUNTY COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CC-021977**
**DIVISION: I**
**VALENCIA DEL SOL HOMEOWNERS ASSOCIATION, INC.,**
**Plaintiff, v.**
**MICHELLE LENORE GOLDSBOROUGH,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Amended Final Judgment of Foreclosure dated September 17, 2026, entered in Case No. 25-CC-021977 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein VALENCIA DEL SOL HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and MICHELLE LENORE GOLDSBOROUGH is the Defendant that the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com Hillsborough County, Florida, at 10:00 A.M. on the 6th day of November 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 56, of VALENCIA DEL SOL PHASE 1, according to the plat thereof, as recorded in Plat Book 133, at Page 34 of the Public Records of Hillsborough County, Florida.
Street Address: 15567 Corona Del Mar Drive, Wimauma, Florida 33598

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

Name of Clerk Making the Sale: Victor D. Crist, Clerk and Comptroller

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.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS DOCUMENT IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

WASSERSTEIN, P.A.
301 Yamato Road,
Suite 2199
Boca Raton, Florida 33431
Tel.: (561) 288-3999
Primary E-Mail:
danw@wassersteinpa.com
By: /s Daniel Wasserstein
DANIEL WASSERSTEIN, ESQ.
Florida Bar No. 42840
Sep. 25; Oct. 2, 2026 26-03535H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO. 26-CA-000297**
**DIVISION: C**
**CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE EFMT 2024-INV1,**
**Plaintiff, vs.**
**KEY2 HOME SOLUTIONS LLC; LYNETTE CORNELL; MAILOR OQUENDO BLANCO; UNKNOWN SPOUSE OF MAILOR OQUENDO BLANCO; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on August 18, 2026 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on OCTOBER 20, 2026 at 10:00 a.m. at http://www.hillsborough.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

LOT 3, BLOCK 11, GRANT PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 3620 North 56th Street, 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.

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 17, 2026

/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: servicefl@mtglaw.com
Sep. 25; Oct. 2, 2026 26-03540H

--- SALES ---

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO: 25-CA-002435**
**RESIDENTIAL INVESTMENT TRUST V,**
**Plaintiff, vs.**
**WHITE ACQ, LLC, a Delaware Limited Liability Company, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 5th day of May 2026, in Case No. 25-CA-002435, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, RESIDENTIAL INVESTMENT TRUST V, is the Plaintiff and WHITE ACQ, LLC, a Delaware Limited Liability Company; RIZ NOORANI, JASON WHITE, SUN PLUMBING, LLC, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 19th day of October 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 3, OAK MONT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 508 BROOKER RD, BRANDON, FL 33511

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

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

Dated this 16th day of September 2026.

/s/ Allegra Knopf
Allegra Knopf, Esq.
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
Fort Lauderdale, FL 33305
T. (954) 368-1311, F. (954) 200-8649
Bar Number: 307660
Email: aknopf@delucalawgroup.com
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. GEN. PRAC. & JUD. ADMIN. 2.516
service@delucalawgroup.com
24-06455-1
Sep. 25; Oct. 2, 2026 26-03527H

FIRST INSERTION

**SECOND AMENDED NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**Case No.: 24-CA-001463**
**Division: K**
**BAY AREA LENDING SERVICES LLC, a Florida limited liability company,**
**Plaintiff, vs.**
**SP CORPORATION OF CENTRAL FLORIDA, a Florida corporation, CARLOS J. CUERVO, III, individually,**
**Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the "Amended Final Foreclosure of Judgment" (the "Judgment"), entered on July 10, 2026, and the "Order Granting Motion to Reschedule Foreclosure Sale," entered on September 20, 2026, in the above-styled action in the Circuit Court of the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, the Hillsborough County Clerk of Courts, Victor D. Crist, will sell real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, to be held online at www.hillsborough.realforeclose.com, in accordance with Chapter 45 Florida Statutes on October 23, 2026, at 10:00 A.M.:

Lot 20, Block 38, John H. Drew's First Extension to Northwest Tampa, according to the map or plat thereof as recorded in Plat Book 5, Page 42, Public Records of Hillsborough County, Florida.

Property Address: 3109 West Dewey Street, Tampa, FL 33607

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date that the Hillsborough County Clerk reports the surplus funds as unclaimed.

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

Dated this 22nd day of September, 2026.

/s/ John W. Landkammer
FRANK A. LAFALCE, ESQUIRE
Florida Bar No. 0980609
flafalce@anthonyandpartners.com
JOHN W. LANDKAMMER, ESQUIRE
Florida Bar Number: 0675547
jlandkammer@anthonyandpartners.com
ANTHONY & PARTNERS, PLLC
100 S. Ashley Drive, Suite 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Attorneys for the Bay Area Lending Services, Inc.
Sep. 25; Oct. 2, 2026 26-03596H

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-001727**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Robert L. Simmons a/k/a Robert Simmons, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-001727 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Robert L. Simmons a/k/a Robert Simmons; Unknown Spouse of Robert L. Simmons a/k/a Robert Simmons; City of Plant City, Florida 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 18th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, LESS THE WEST 75 FEET THEREOF AND THE WEST 35 FEET OF LOT 11, BLAIN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: A2033280000

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

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

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

Dated this 22nd 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-F00446
Sep. 25; Oct. 2, 2026 26-03595H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO. 25-CA-007261**
**FINANCE OF AMERICA REVERSE LLC,**
**Plaintiff, vs.**
**ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANNE L. PHILLIPS, DECEASED; LAWREN PHILLIPS; LELAND PHILLIPS; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICK HESTER, DECEASED; JAMES HESTER; DONALD HESTER; TIMOTHY HESTER; CHERYL NEWTON; PAMELA HESTER; ANTONIO CHARLES GALLICCHIO; DOMENICO RICHARD GALLICCHIO; ROCCO GIOVANNI GALLICCHIO; PAUL RICHARD GALLICCHIO, NATURAL GUARDIAN OF MATEO GALLICCHIO, A MINOR; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 26, 2026 and entered in Case No. 25-CA-007261, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANNE L. PHILLIPS, DECEASED; LAWREN PHILLIPS; LELAND PHILLIPS; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICK HESTER, DECEASED; JAMES HESTER; DONALD HESTER; TIMOTHY HESTER; CHERYL NEWTON; PAMELA HESTER; ANTONIO CHARLES GALLICCHIO; DOMENICO RICHARD GALLICCHIO; ROCCO GIOVANNI GALLICCHIO; PAUL RICHARD GALLICCHIO, NATURAL GUARDIAN OF MATEO GALLICCHIO, A MINOR; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; 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 19th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 213 FEET OF THE EAST 550 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS ROAD RIGHT OF WAY FOR MCINTOSH ROAD, ALL LYING AND BEING IN 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 21st day of September 2026.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-01111 CLNK
V6.20190626
Sep. 25; Oct. 2, 2026 26-03571H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**Case No.: 25-CA-005395**
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1**
**Plaintiff, vs.**
**PETER A. FLORES JR. A/K/A PETER A FLORES; UNKNOWN SPOUSE OF PETER A FLORES JR A/K/A PETER A FLORES; BAY PORT COLONY PROPERTY OWNERS` ASSOCIATION, INC.; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; UNKNOWN TENANTS/OWNERS 1 N/K/A COURTNEY VASQUEZ,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure and/or the Order setting the foreclosure sale in foreclosure case 25-CA-005395 in the Circuit Court of the Seventeenth Judicial Circuit in and for Hillsborough County, Florida. In said case, FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1, is Plaintiff and PETER A. FLORES JR. A/K/A PETER A FLORES; UNKNOWN SPOUSE OF PETER A FLORES JR A/K/A PETER A FLORES; BAY PORT COLONY PROPERTY OWNERS` ASSOCIATION, INC.; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; UNKNOWN TENANTS/OWNERS 1 N/K/A COURTNEY VASQUEZ are Defendant(s), and Clerk of the Court and Comptroller for Hillsborough County, Florida, will sell the subject property to the highest and best bidder for cash in accordance with Chapter 45, Florida Statutes at www.hillsborough.realforeclose.com on October 15, 2026, at 10:00 AM, and the following described property as set forth in the Final Judgment of Foreclosure and/or the Order setting the foreclosure sale, to wit:

LOT 37, BLOCK 1, BAY PORT COLONY PHASE III UNIT 11-B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as: 10905 Suncrest Court, Tampa, FL 33615

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

PUBLISH IN: Business Observer

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF ASSISTANCE. TO REQUEST ASSISTANCE, PLEASE CONTACT ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040 AT LEAST 7 DAYS BEFORE THE COURT ACTIVITY THAT REQUIRES ACCOMODATION, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE NEEDED ACCOMODATION IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPARED, CALL 711.

Dated: September 14, 2026

/S/Kyle Melanson
Kyle Melanson, Esq.
Fla. Bar No.: 1017909
Friedman Vartolo LLP
1325 Franklin Ave, Suite 160
Garden City, NY 11530
Telephone: (212) 471-5100
Fax: (212) 471-5150
fl-fceservice@friedmanvartolo.com
SERVICE LIST
CASE NO: 25-CA-005395
Taso M. Milonas
Attorney for Peter A. Flores, Jr. a/k/a Peter A Flores
1348 Fruitville Road Suite 202
Sarasota, FL 34236
Tmilonas@wealthlawgroup.com
service@wealthlawgroup.com
Unknown Spouse Of Peter A Flores Jr A/K/A Peter A Flores
10905 Suncrest Court
Tampa, FL 33615
Bay Port Colony Property Owners` Association, Inc.
1964 Bayshore Blvd.
Adunedin, FL 34698
John F. Rudy, III
Attorney for United States of America, Internal Revenue Service
400 North Tampa Street
Suite 3200
Tampa, FL 33602
USAFLM.State.Foreclosures@usdoj.gov
Unknown Tenants/Owners 1 N/K/A Courtney Vasquez
10905 Suncrest Court
Tampa, FL 33615
Sep. 25; Oct. 2, 2026 26-03531H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 25-CA-011633**
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-HE4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE4,**
**Plaintiff, vs.**
**EASTON LINTON; ROXANNE CROOKS, AS TRUSTEE OF THE ROXANNE CROOKS DATED JUNE 15, 2021 A/K/A THE ROXANNE CROOKS TRUST DATED JUNE 15, 2021; ROXANNE CROOKS; LVNV FUNDING LLC;**
**Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 10, 2026, and entered in Case No. 25-CA-011633, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-HE4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE4, is Plaintiff and EASTON LINTON; ROXANNE CROOKS, AS TRUSTEE OF THE ROXANNE CROOKS DATED JUNE 15, 2021 A/K/A THE ROXANNE CROOKS TRUST DATED JUNE 15, 2021; ROXANNE CROOKS; LVNV FUNDING LLC, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 16TH day of OCTOBER, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 2, TIMBERLANE SUBDIVISION UNIT NO. 7A, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 38, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 16th day of September, 2026

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
OM21260-25/sap
Sep. 25; Oct. 2, 2026 26-03530H



--- SALES / ACTIONS ---

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-010083**
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,,**
**Plaintiff, vs.**
**JOSEPH JAMES KENRICK, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 13, 2026, and entered in 25-CA-010083 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., is the Plaintiff and JOSEPH JAMES KENRICK; MELISSA M. SURUJBALI; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; LAKE FOREST HOMEOWNER'S 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 October 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 32, LAKE FOREST UNIT NO. 5-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 14729 MORNING DR, LUTZ, FL 33559

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 22 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\Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email: mdevincent@raslg.com
25-327936 - MiM
Sep. 25; Oct. 2, 2026 26-03598H

FIRST INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**Case #: 24-CA-010259**
**DIVISION: I**
**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC**
**Plaintiff, -vs.-**
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jose Velez, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Jose Velez, Jr. a/k/a Jose Velez; Joanne Silva f/k/a Joanne Velez; Joanne Silva f/k/a Joanne Velez as Petitioner of the Estate of Jose Velez; Hilda Algarin; Unknown Spouse of Jose Velez, Jr. a/k/a Jose Velez; Unknown Spouse of Joanne Silva f/k/a Joanne Velez; Unknown Spouse of Hilda Algarin; Lakemont Hills Homeowners Association, Inc.; State of Florida Department of Revenue; Clerk of the Circuit Court for Hillsborough County, Florida; Nasha S. Rodriguez Velazquez; Suncoast Credit Union; 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. 24-CA-010259 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 Jose Velez, Deceased and All Other Persons 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 October 29, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 4 IN BLOCK 9, OF LAKEMONT HILLS, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, ON PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
24-331795 FC01 CXE
Sep. 25; Oct. 2, 2026 26-03536H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CA-002101**
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM6,**
**Plaintiff, v.**
**MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT; UNKNOWN SPOUSE OF MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT; SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC.; SOUTHSHORE BAY SOUTH HOMEOWNERS ASSOCIATION, INC.; 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(s),**

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated September 15, 2026 entered in Civil Case No. 25-CA-002101 in the Circuit Court of the 13th Judicial Circuit in and for County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM6, Plaintiff and MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT; SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC.; SOUTHSHORE BAY SOUTH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 n/k/a VERONICA GUZMAN and UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 A.M. on October 26, 2026 the following described property as set forth in said Uniform Final Judgment of Forelcosure, to-wit:.

Lot 20, Block 7, of Forest Brooke Phase 4B, according to the Plat thereof, as recorded in Plat Book 140, Pages 33 through 40, inclusive, of the Public Records of Hillsborough County, Florida.
Property Address: 17018 Oval Rum Dr, Wimauma, FL 33598

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Vanessa Nieto
Vanessa Nieto, Esq.
FBN: 107084
File No: 4971.000076
Sep. 25; Oct. 2, 2026 26-03597H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 26-CA-005763**
**U.S. BANK NATIONAL ASSOCIATION,**
**Plaintiff, vs.**
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHELE NARINE, et al.,**
**Defendants.**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHELE NARINE
4501 N 38TH ST, TAMPA, FL 33610
LEROI HUGHES NARINE
4501 N 38TH ST, TAMPA, FL 33610
KIESHA KIM NARINE
5408 MARLWOOD CT, TAMPA, FL 33624

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

LOT 3, BLOCK 7, J.J. HOLLOMAN'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 9, 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 10/21/2026, 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 15 day of September, 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
26-02197
Sep. 25; Oct. 2, 2026 26-03526H

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-007258**
**U.S. BANK NATIONAL ASSOCIATION,**
**Plaintiff, vs.**
**JAMES F. YOUNG, et al.,**
**Defendant.**

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST LINDA D. YOUNG A/K/A LINDA YOUNG A/K/A LILLY YOUNG A/K/A LINDA PARKER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN

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

CONDOMINIUM UNIT NO. 242 C, OF BRANDYCHASE, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 20, 1981, IN OFFICIAL RECORDS BOOK 3832, PAGE 1490, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 10/15/2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 9 day of September, 2026.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
(SEAL) By Jennifer Taylor
As 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
Email: AccountsPayable@mccalla.com
26-20905FL
Sep. 25; Oct. 2, 2026 26-03586H

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-004912**
**CROSSCOUNTRY MORTGAGE, LLC,**
**Plaintiff, vs.**
**ERICK ELLIS AND LYNETTE ELLIS AND TAMI NICOLE SCIALDONE A/K/A/ TAMI NICOLE SCIALDONE. et. al.**
**Defendant(s),**

TO: LYNETTE ELLIS, UNKNOWN SPOUSE OF LYNETTE ELLIS, TAMI SCIALDONE A/K/A/ TAMI NICOLE SCIALDONE, UNKNOWN SPOUSE OF TAMI SCIALDONE A/K/A/ TAMI NICOLE SCIALDONE, ERICK ELLIS, UNKNOWN SPOUSE OF ERICK ELLIS,
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 3, BLOCK 3, ADDISON MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE(S) 152 THROUGH 157, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 10/28/2026/(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 22 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
26-402266
Sep. 25; Oct. 2, 2026 26-03600H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-003694**
**CARRINGTON MORTGAGE SERVICES, LLC,**
**Plaintiff, VS.**
**JUKORIE DAVIS;COZETTE DAVIS; et al.,**
**Defendant(s).**

TO: Sunshine Village Home Owners Association, Inc.
Last Known Residence: 14921 Evershine St Tampa, FL 33624

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

LOT 13, BLOCK 22, SUNSHINE VILLAGE PHASES 1A-1/1B-1/1C, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 123, PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

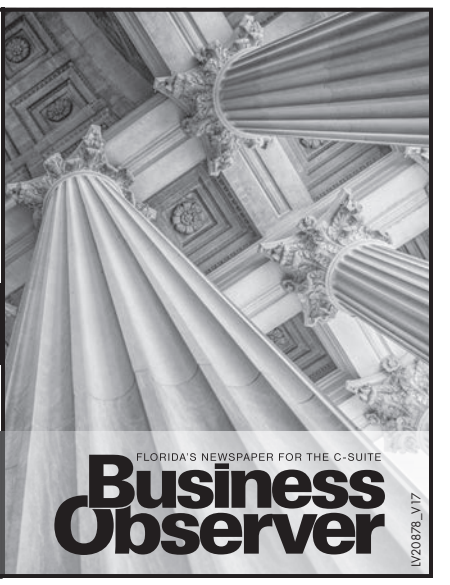
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 10/23/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on SEP 17 2026.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1133-3847B
Ref# 24603
Sep. 25; Oct. 2, 2026 26-03566H

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


--- ACTIONS ---

FIRST INSERTION

**NOTICE TO ALL POTENTIAL CLAIMANTS OF COMPLAINT FOR EXONERATION FROM OR LIMITATION OF LIABILITY**
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION
IN ADMIRALTY
**CASE NO.: 8:26-cv-02615-TPB-AAS**
**IN RE: PETITION OF THEODORE CAVALIERE as owner pro hac vice of and for M/V Knot a Fluke, a 2025 21' Bayliner Marine Corp. FL7740TY, bearing Hull Identification No. BLBX1925A525, her engines, tackle, and appurtenances, for Exoneration from or Limitation of Liability,**
**Petitioner.**

Petitioner, THEODORE CAVALIERE ("Petitioner"), as owner pro hac vice of M/V Knot a Fluke, a 2025 21' Bayliner Marine Corp. FL7740TY bearing Hull Identification No. BLBX1925A525 (hereinafter the "Vessel")-and pursuant to 46 U.S.C. § 30501, et seq., and Supplemental Rule F of the Federal Rules of Civil Procedure-filed a complaint on September 8, 2026, in the United States District Court for the Middle District of Florida seeking exoneration from, or limitation of, any liability concerning any and all personal injury, property damage, destruction, or other losses arising out of or related to an incident on or about September 13, 2025, on the navigable waters of the United States near Pinellas County, Florida, specifically in the Gulf of America in the area of Tarpon Springs, Florida, as more fully described in the Complaint. [D.E. 1]. The court has accepted a letter of undertaking as interim security for all claims against Petitioner and the Vessel. Pursuant to 46 U.S.C. § 30511(c), "all claims and proceedings against the owner related to the matter in question shall cease."

By October 26, 2026, all persons or entities claiming damage for any and all loss, destruction, injuries, and/or death allegedly as a result of the occurrences and happenings recited in the complaint must file their respective claims with the clerk of this court and serve copies thereof on Petitioner's counsel. By the same date, all persons or entities presenting claims and desiring to contest the allegations of the complaint must file an answer to the complaint in this court and must serve copies thereof on Petitioner's counsel or be defaulted. Service on Petitioner's counsel may be made by delivery or mail to Richard J. McAlpin, Julie C. Cohen, or George S. Florez of McAlpin Florez Marcotte, P.A., 9130 S. Dadeland Boulevard, Suite 1900, Miami, Florida 33156, telephone number (305) 810-5400.

Dated: September 10, 2026
(SEAL) Carla Roberts
United States District Court
Middle District Court of Florida
By Deputy Clerk
Sep. 25; Oct. 2, 9, 16, 2026 26-03555H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-006717**
**ATHENE ANNUITY & LIFE COMPANY,**
**Plaintiff, v.**
**SHELL POINT ROAD LLC, et al,**
**Defendant(s).**

To the following Defendant(s):
SHELL POINT ROAD LLC
(Last Known Address: RAY, TYLER M 3225 SHELL POINT RD, RUSKIN, FL 33570)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
LOT 12 AND 13, LESS: THE WEST 72.0 FEET OF LOT 13, FIRST ADDITION TO COLLURA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 3225 WEST SHELL POINT ROAD, RUSKIN, FL 33570

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 10/1/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this 26 day of August, 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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
Sep. 25; Oct. 2, 2026 26-03610H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 26-CA-008465**
**DIVISION: G**
**MIDFIRST BANK**
**Plaintiff, v.**
**ANDREW R BOISCLAIR, ET AL.**
**Defendants.**

TO: ALLISON BOISCLAIR,
Current residence unknown, but whose last known address was:
8111 BRICKLETON WOODS AVE, GIBSONTON, FL 33534-5703

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit:
LOT 15, BLOCK T, CARRIAGE POINTE SOUTH PHASE 2D1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 199 THROUGH 204, 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 10/21/2026 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 9/15/2026
Victor D. Crist
Clerk of the Circuit Court
(SEAL) By: Jennifer Taylor
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716,
1000011273
Sep. 25; Oct. 2, 2026 26-03556H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-007621**
**ROCKET MORTGAGE, LLC,**
**Plaintiff, VS.**
**GIORDANYS PEREZ RIVES; et al.,**
**Defendant(s).**

TO: Giordanys Perez Rives
Last Known Residence: 3323 W Arch St Tampa, FL 33607
TO: Unknown Spouse of GIORDANYS PEREZ RIVES
Last Known Residence: 3323 W Arch St Tampa, FL 33607

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:
LOTS 13 AND 14 AND THE SOUTH 1/2 OF CLOSED ALLEY ABUTTING ON THE NORTH, BLOCK 12, MACFARLANE PARK SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 82 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 10/20/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on SEP 14 2026.
As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1271-010B
Ref# 24042
Sep. 25; Oct. 2, 2026 26-03565H

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CA-010022**
**PENNYMAC LOAN SERVICES, LLC,**
**Plaintiff, v.**
**UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JEANNINE DUVERS, et al.,**
**Defendants.**

TO: Herstnes Duvers a/k/a Hernes Duvers
6412 East 25th Avenue
Tampa FL 33619
Unknown Personal Representative of the Estate of Jeannine Duvers
Last name address: Unknown
Unknown Heir, Beneficiary and Devisee 1 of the Estate of Jeannine Duvers
Last name address: Unknown
Unknown Heir, Beneficiary and Devisee 2 of the Estate of Jeannine Duvers
Last name address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
The East 1/2 of Lot 11, Block 1, OAKLAND HILLS, according to the map or plat thereof, as recorded in Plat Book 24, Page 7, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, by 10/16/2026 or (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 10 day of September, 2026.
Victor D. Crist
as Clerk of the Circuit Court of
Hillsborough County, Florida
(SEAL) By: Jennifer Taylor
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Sep. 25; Oct. 2, 2026 26-03576H

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-003762**
**ROCKET MORTGAGE, LLC,**
**Plaintiff, vs.**
**ROOSEVELT SCOTT, et al.,**
**Defendant.**

To: TRACI K. STEVENSON, TRUSTEE FOR THE BANKRUPTCY ESTATE OF LAVENTRIS HOLMES IN THE UNITED STATES OF AMERICA BANKRUPTCY COURT
5559 BATES STREET, SEMINOLE, FL 33772
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 10, IN BLOCK 5, OF SOUTH FORK UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 222 THROUGH 234, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 10/21/2026 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 9/15/2026
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
25-15014FL
Sep. 25; Oct. 2, 2026 26-03585H


Q&A

**Q Are there different types of legal notices?**

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

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

A 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.

LV18237_V27

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

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


FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-007812**
**PNC BANK, NATIONAL ASSOCIATION,**
**Plaintiff, VS.**
**JOSHUA MANALANG; et al.,**
**Defendant(s).**

TO: Joshua Manalang
Last Known Residence: 18595 Bridle Club Drive Tampa, FL 33647
TO: Unknown Spouse of Joshua Manalang
Last Known Residence: 18595 Bridle Club Drive Tampa, FL 33647

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:
THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO. 18595, BUILDING 01, OF EQUESTRIAN PARC AT HIGHWOODS PRESERVE, A CONDOMINIUM AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH, AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS, AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. 15574, PAGES 149 THROUGH 308, INCLUSIVE, AND ANY AMENDMENTS THERETO, AND THE CONDOMINIUM PLAT BOOK THEREOF, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 10/23/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on SEP 17 2026.
As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1457-1296B
Ref# 24814
Sep. 25; Oct. 2, 2026 26-03590H

# SUBSEQUENT INSERTIONS

## --- PUBLIC NOTICES / ACTIONS / TAX DEEDS ---

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1399660010
File No.: 2026-738
Certificate No.: 2024 / 12990
Year of Issuance: 2024

Description of Property:
TERRACE PARK UNIT NO 5 REVISED W 15 FT OF E 25 FT OF LOT 14 BLOCK B
PLAT BK / PG : 17 / 41
SEC - TWP - RGE : 21 - 28 - 19

Name(s) in which assessed:
SYNDIE PASCAL

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 (10/29/2026) online 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03414H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0654330538
File No.: 2026-750
Certificate No.: 2024 / 7147
Year of Issuance: 2024

Description of Property:
ASHLEY OAKS MOBILE HOME PARK A CONDOMINIUM LOT 19
PLAT BK / PG : 12 / 63
SEC - TWP - RGE : 06 - 29 - 20

Name(s) in which assessed:
CRISTINO G FONTANEZ
YOLANDA COTTO

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 (10/29/2026) online 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03422H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1092180000
File No.: 2026-749
Certificate No.: 2024 / 11754
Year of Issuance: 2024

Description of Property:
GLENNOAKS REVISED SUBDIVISION E 60 FT OF W 124.5 FT OF S 113.1 FT OF BLOCK 4 LESS S 5 FT FOR R/W E 15-18/19
PLAT BK / PG : 25 / 96
SEC - TWP - RGE : 10 - 29 - 18

Name(s) in which assessed:
TRUST NO 2817WWA
DATED MARCH 1 2022
LAND TRUST SERVICE
CORPORATION TRUSTEE

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03421H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0615072250
File No.: 2026-736
Certificate No.: 2024 / 6731
Year of Issuance: 2024

Description of Property:
COMM AT NE COR OF S 1/2 OF E 1/4 OF NE 1/4 THN RUN W 193.88 FT THN S 00 DEG 18 MIN 41 SEC W 25 FT FOR A POB THN S 00 DEG 18 MIN 41 SEC W 300 FT THN W 100.01 FT THN N 00 DEG 18 MIN 41 SEC W 300 FT THN E 100.01 FT TO POB
SEC - TWP - RGE : 20 - 28 - 20

Name(s) in which assessed:
RAFIQUL I PAIKER

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 (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03423H

SECOND INSERTION

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**Case #: 26-CA-008884**
**DIVISION: A**

**JPMorgan Chase Bank, National Association**
**Plaintiff, -vs.-**
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Maureen Dillon a/k/a Maureen Sheila Dillon a/k/a Maureen S. Dillon, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al.**
**Defendant(s).**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Maureen Dillon a/k/a Maureen Sheila Dillon a/k/a Maureen S. Dillon, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): 4407 North 29th Street, Tampa, FL 33610

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

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

LOT 10, BLOCK 8, ENGLEWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
more commonly known as 4407 North 29th Street, Tampa, FL 33610.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 10/16/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on 9/10/2026

Victor D. Crist
Circuit and County Courts
(SEAL) By: Jennifer Taylor
Deputy Clerk
Jennifer Taylor
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
25-334858 FC01 CHE
September 18, 25, 2026 26-03458H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0933095000
File No.: 2026-748
Certificate No.: 2024 / 10831
Year of Issuance: 2024

Description of Property:
E 390 FT OF NW 1/4 OF SW 1/4 LESS THAT PART LYING NELY OF SR S 676 AND LESS R/W FOR SR S 676 ..... COMM AT NE COR OF NW 1/4 OF SW 1/4 THN S 01 DEG 30 MIN 14 SEC E 650.65 FT TO POB THN ALG ARC OF CURVE TO EAST W/RAD 778.51 FT A DIST OF 173.05 FT THN S 89 DEG 23 MIN 25 SEC W 14 FT THN S 00 DEG 36 MIN 35 SEC E 204.25 FT THN N 01 DEG 24 MIN 21 SEC W 376.27 FT TO POB LESS THAT PORTION OF KEYSVILLE COUNTRY HOMES PB 108-200 2007 WHICH LIES WITHIN
SEC - TWP - RGE : 10 - 30 - 22

Name(s) in which assessed:
DUNCAN LAND DEV
ANGELA DUNCAN
JOHN DUNCAN
WAYNE DUNCAN

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 (10/29/2026) online 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03420H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1790320000
File No.: 2026-741
Certificate No.: 2024 / 15900
Year of Issuance: 2024

Description of Property:
MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA E 1/2 OF LOT 20 LESS E 8 FT BLOCK 18
PLAT BK / PG : 3 / 30
SEC - TWP - RGE : 14 - 29 - 18

Name(s) in which assessed:
EDDIE BERRYHILL
EDNA BERRYHILL
EDDIE BERRYHILL AND
EDNA BERRYHILL

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 (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03416H

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 10/02/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 STOL mobile home bearing the vehicle identification number FLFL1AF357010139 and all personal items located inside the mobile home. Last Tenants: Vincent Arnold Nordella, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Vincent Nordella, and Unknown Party or Parties in Possession. Sale to be held at: Country Aire Mobile Home Park, 10940 Clay Pit Road, Tampa, Florida 33610, (813) 324-8374.

September 18, 25, 2026 26-03503H

FOURTH INSERTION

**Public Notice**

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

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

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

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

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1523980000
File No.: 2026-733
Certificate No.: 2024 / 13933
Year of Issuance: 2024

Description of Property:
BELLMONT HEIGHTS NO 2 PB 12 PG 88 LOT 520
PLAT BK / PG : 12 / 88
SEC - TWP - RGE : 33 - 28 - 19

Name(s) in which assessed:
SANDY CESAIRE

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 (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03410H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

SAVE TIME

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V22

--- TAX DEEDS / ESTATE ---

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1394060000
File No.: 2026-744
Certificate No.: 2024 / 12971
Year of Issuance: 2024

Description of Property:
SUBDIVISION OF PART OF NE 1/4 LOTS 1 TO 10 INCL BLOCK 33
PLAT BK/ PG : 1 / 72
SEC - TWP - RGE: 20 - 30 - 18

Name(s) in which assessed:
MANHATTAN AVENUE LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03418H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0810450005
File No.: 2026-742
Certificate No.: 2024 / 9307
Year of Issuance: 2024

Description of Property:
S 50 FT OF N 240.2 FT OF E 1/3 OF W 1/2 OF SW 1/4 OF NE 1/4 LESS E 50 FT FOR RD R/W
SEC - TWP - RGE : 13 - 28 - 21

Name(s) in which assessed:
JACK B WELCH
WANDA WELCH

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 (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03417H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1787720000
File No.: 2026-740
Certificate No.: 2024 / 15883
Year of Issuance: 2024

Description of Property:
MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA
N 1/4 OF LOT 12 BLOCK 4
PLAT BK / PG : 3 / 30
SEC - TWP - RGE : 14 - 29 - 18

Name(s) in which assessed:
OLD WEST MIXED USE LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03415H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1568160000
File No.: 2026-734
Certificate No.: 2024 / 14369
Year of Issuance: 2024

Description of Property:
ZION HEIGHTS ADDITION LOT 9
PLAT BK / PG : 23 / 5
SEC - TWP - RGE : 05 - 29 - 19

Name(s) in which assessed:
BARAH HOMES LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03411H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1478570000
File No.: 2026-735
Certificate No.: 2024 / 13621
Year of Issuance: 2024

Description of Property:
ALTOS VERDES LOT 4 BLOCK A
PLAT BK / PG : 14 / 10
SEC - TWP - RGE : 20 - 28 - 19

Name(s) in which assessed:
TANYA MARIA JOSEPH

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 (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03412H

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0081750000
File No.: 2026-745
Certificate No.: 2024 / 938
Year of Issuance: 2024

Description of Property:
GOLDEN ESTATES LOT 23
PLAT BK / PG : 36 / 9
SEC - TWP - RGE : 36 - 28 - 17

Name(s) in which assessed:
CARBE CAPITAL LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/29/2026) 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 9/8/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk

Sep. 18, 25; Oct. 2, 9, 2026 26-03419H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO. 26-CP-003175**
**DIVISION: W**
**IN RE: ESTATE OF ELIJAH LAMARR BATTISTE,**
**Deceased.**

The administration of the Estate of Elijah Lamarr Battiste, deceased, whose date of death was April 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is September 18, 2026.

**Personal Representative:**
**Sabrina Richards**
**c/o Bennett Jacobs & Adams, P.A.**
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com

September 18, 25, 2026 26-03433H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO. 26-CP-003179**
**DIVISION: B**
**IN RE: ESTATE OF RUSSY BALDEO PERSAD,**
**Deceased.**

The administration of the Estate of Russy Baldeo Persad, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 18, 2026.

**Personal Representative:**
**Laura Persad**
**c/o Bennett Jacobs & Adams, P.A.**
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com

September 18, 25, 2026 26-03432H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-003069**
**IN RE: ESTATE OF PETRA NELSON RODRIGUEZ,**
**Deceased.**

The administration of the estate of PETRA NELSON RODRIGUEZ, deceased, whose date of death was May 24, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 18, 2026.

**BRENDA ESTRADA**
**Personal Representative**
10103 Sherwood Lane, Unit 126
Riverview, FL 33578

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com

September 18, 25, 2026 26-03466H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002988**
**IN RE: ESTATE OF LARRY LONNIE DRURY JR.**
**Deceased.**

The administration of the estate of LARRY LONNIE DRURY JR., deceased, whose date of death was June 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 18, 2026.

**KARRIE M. DRURY**
**Personal Representative**
6107 Becklin Place
Riverview, FL 33578

KELLY N. CATOE
Attorney for Personal Representative
Florida Bar No. 21498
Winer Law Group
110 N. 11th Street – First Floor
Tampa, FL 33602
Telephone: (813) 224-0000
Email: kelly@winerlawgroup.com

September 18, 25, 2026 26-03431H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO.: 26-CP-001311**
**DIVISION: A**
**IN RE: ESTATE OF CARIDAD BUENO,**
**Deceased.**

The administration of the estate of Caridad Bueno, deceased, whose date of death was March 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal 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 18, 2026.

Signed on this 20th day of August 2026.

**/s/ Martha Cabrera**
**Martha Cabrera**
**Personal Representative**
10618 Cedar Pine Drive
Tampa, Florida 33647

/s/ Joseph S. Paglino
Joseph S. Paglino, Esq.
Florida Bar No. 0119776
Law Office of Joseph S. Paglino, P.A.
Attorney for Personal Representative
2131 Hollywood Boulevard, Suite 201
Hollywood, Florida 33020
Email: Joe@PaglinoLaw.com
Telephone: (954) 921-1448
Facsimile: (954) 924-4933

September 18, 25, 2026 26-03430H

SECOND 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-002772**
**IN RE: ESTATE OF CATHY SUE TAYOR a/k/a CATHY S. TAYLOR,**
**Deceased.**

The administration of the estate of CATHY SUE TAYLOR a/k/a CATHY S. TAYLOR, deceased, whose date of death was May 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Court, Probate Division, 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, 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 18, 2026.

**ROBIN L. LANDIS**
**Personal Representative**
1704 Oak Pond Street
Ruskin, Florida 33570

LIZ MONEYMAKER, ESQ.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St. Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com

September 18, 25, 2026 26-03467H

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

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No.: 26-CP-002077**
**Division: A**
**IN RE: ESTATE OF GEORGE DA PONTE,**
**Deceased.**

The administration of the Estate of George Da Ponte, deceased, whose date of death was May 7, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 18, 2026.

**Personal Representative:**
**Mannuel DaPonte**
53 Grand Pine Way
Westport, MA 02790

Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway,
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
September 18, 25, 2026 26-03502H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO. 26-CP-002664**
**DIVISION: B**
**IN RE: ESTATE OF TARIQ DE'SHAUN MARSHALL,**
**Deceased.**

The administration of the Estate of Tariq De'Shaun Marshall, deceased, whose date of death was September 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is September 18, 2026.

**Personal Representative:**
**Kemper Wilkerson**
c/o Bennett Jacobs & Adams, P.A.
P.O. Box 3300, Tampa, FL 33601

Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
September 18, 25, 2026 26-03454H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No.: 26-CP-003059**
**Division: A**
**IN RE: ESTATE OF ENRIQUE B. ITCHON,**
**Deceased.**

The administration of the Estate of Enrique B. Itchon, deceased, whose date of death was July 26, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 18, 2026.

**Personal Representative:**
**Ianne Itchon**
601 Wilshire Boulevard
Apt. 210
Santa Monica, California 90401

Attorney for Personal Representative:
Elaine N. McGinnis, Esq.
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
September 18, 25, 2026 26-03442H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO.: 26-CP-002004**
**IN RE: ESTATE OF HERBERT R. BROCK,**
**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 18, 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 18, 25, 2026 26-03390H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-003153**
**IN RE: ESTATE OF ERIC THOMAS SIMMONS,**
**Deceased.**

The administration of the estate of ERIC THOMAS SIMMONS, deceased, whose date of death was June 21, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 18, 2026

**ROBERT D. HINES, ESQ.**
**Personal Representative**
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
September 18, 25, 2026 26-03494H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002896**
**Division A**
**IN RE: ESTATE OF SUSAN MARCIA STEAD**
**Deceased.**

The administration of the estate of SUSAN MARCIA STEAD, deceased, whose date of death was January 23, 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 18, 2026.

**Personal Representative:**
**Gary Y. Stead**
3607 S. Gardenia Avenue
Tampa, Florida 33629

Attorney for Personal Representative:
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 18, 25, 2026 26-03392H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-002923**
**Division A**
**IN RE: ESTATE OF MARY ELIZABETH BROCK a/k/a ELIZABETH G. BROCK,**
**Deceased.**

The administration of the estate of MARY ELIZABETH BROCK, also known as ELIZABETH G. BROCK, 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 33601-3360. 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, 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 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 18, 2026

**TRACY LUCINDA COX**
**A/K/A TRACY COX**
**Personal Representative**
90 Lake Hunter Drive
Lakeland, FL 33803

CHRISTOPHER H. NORMAN, ESQ.
Attorney for Personal Representative
Florida Bar No. 821462
Hines Norman Hines, P.L.
315 Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: cnorman@hnh-law.com
Secondary Email:
dbarroso@hnh-law.com
September 18, 25, 2026 26-03479H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-003005**
**IN RE: ESTATE OF MARY KAREN CLARKE,**
**Deceased.**

The administration of the estate of MARY KAREN CLARKE, deceased, whose date of death was February 16, 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 18, 2026.

**Personal Representative:**
**HANCOCK WHITNEY BANK,**
**Personal Representative**
**By: Kathleen J. Belmonte**
Its: Senior Vice President
4211 W. Boy Scout Boulevard, Suite 190
Tampa, Florida 33607

Attorney for Personal Representative:
JAMIL G. DAOUD, ESQ.
Attorney for Personal Representative
Florida Bar No. 25862
Foley & Lardner LLP
100 N. Tampa Street,
Suite 2700
Tampa, Florida 33602
Telephone: 813-229-2300
Email: jdaoud@foley.com
Secondary Email:
corice.hopper@foley.com
September 18, 25, 2026 26-03408H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-003006**
**IN RE: ESTATE OF BARBARA BRUCE BOLT,**
**Deceased.**

The administration of the estate of BARBARA BRUCE BOLT, deceased, whose date of death was May 29, 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 18, 2026.

**Personal Representative:**
**HANCOCK WHITNEY BANK,**
**Personal Representative**
**By: Kathleen J. Belmonte**
Its: Senior Vice President
4211 W. Boy Scout Boulevard, Suite 190
Tampa, Florida 33607

Attorney for Personal Representative:
JAMIL G. DAOUD, ESQ.
Attorney for Personal Representative
Florida Bar No. 25862
Foley & Lardner LLP
100 N. Tampa Street,
Suite 2700
Tampa, Florida 33602
Telephone: 813-229-2300
Email: jdaoud@foley.com
Secondary Email:
corice.hopper@foley.com
September 18, 25, 2026 26-03407H

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
LV10266
Business Observer

--- ESTATE / SALES ---

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No.: 26-CP-003010**
**In Re: The Estate of KILBURN FRED BADGER, Deceased.**

The administration of the estate of KILBURN FRED BADGER, deceased, whose date of death was August 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, 2nd Floor, Room 206, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 18, 2026.

**Personal Representative:**
**Daphne Loren Hawkes**
104 Nashua Dr.
Carencro, LA 70520

Attorney for Personal Representative:
Erin M. Zides, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 95662
15310 Amberly Drive
Suite 250
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail: erin@mytampalawgroup.com
September 18, 25, 2026 26-03396H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**FILE NO: 26-CP-002843**
**IN RE: ESTATE OF FERNANDO GUERRERO, DECEASED.**

The administration of the Estate of Fernando Guerrero, deceased, whose date of death was 6/29/2026, Case Number 26-CP-002843, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.

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

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

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

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

The date of first publication of this notice is the 18 day of September 2026.

**Personal Representative:**
**Cybelle Guerrero,**
291 Macopin Road,
Bloomingdale, NJ 07403

Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
September 18, 25, 2026 26-03397H

SECOND INSERTION

**NOTICE OF ACTION**
(**formal notice by publication**)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
**File No. 26-CP-3173**
**IN RE: ESTATE OF DAVID WAYNE VARNADOE, Deceased.**

TO: Unknown heirs of
DAVID WAYNE VARNADOE
Unknown
Unknown

YOU ARE NOTIFIED that a Petition for Curator 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: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B., Tampa, FL 33612 on or before October 12, 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.

Signed on this 10th day of September, 2026.

/s/ Victor D. Crist
As Clerk of the Court
By: /s/ Becki Kern
As Deputy Clerk

First Publication on: September 18, 2026.
Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B.,
Tampa, FL 33612
Sep. 18, 25; Oct. 2, 9, 2026
26-03400H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION
**FILE NO: 26-CP-002880 DIV.: A**
**IN RE: ESTATE OF ABSLEY PEARCE GOODMAN, Deceased.**

The administration of the Estate of ABSLEY PEARCE GOODMAN, deceased, whose date of death was July 8, 2026, File Number 292026CP002880, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

The names and addresses of the Co-Personal Representatives and their attorney are set forth below.

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

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

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

The date of first publication of this notice is the 18 day of September, 2026.

**ELIZABETH GOODMAN VANDERGRIFT**
**Co-Personal Representative**
5000 Culbreath Way, #8-222
Tampa, FL 33611
**LAURA GOODMAN CAPEN**
**Co-Personal Representative**
3224 W. Fielder Street
Tampa, FL 33611

Respectfully submitted on the 9th day of September, 2026.
Gerald L. Hemness, Jr.
Counsel for Co-Personal Representatives
Florida Bar # 67695
100 Ashley Dr. South,
Ste. 600
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
September 18, 25, 2026 26-03391H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
**File Number: 2026CP002675**
**IN RE: ESTATE OF DEAN MATTHEW SALTERS Deceased.**

The administration of the estate of DEAN MATTHEW SALTERS, deceased, File Number: 2026CP002675, whose date of death was 7/09/2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida, Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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:09/18/2026

**Julia Treloar,**
**Personal Representative**

Andrew G. Rosenberg, Esq.,
attorney for Personal Representative
Andrew G. Rosenberg, P.A.
5421 N. University Drive,
Suite101
Coral Springs, FL 33067
(954) 755-7803
Florida Bar N. 012904
September 18, 25, 2026 26-03395H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
**Case No. 26-CA-006429**
**Division F**
**GTE FEDERAL CREDIT UNION**
**Plaintiff, vs.**
**SHONDA MACKEY AKA SHANDA MACKEY, et al.**
**Defendants.**

TO: SHONDA MACKEY AKA SHANDA MACKEY
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
12117 FRUITWOOD DR
RIVERVIEW, FL 33569
UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
12117 FRUITWOOD DR
RIVERVIEW, FL 33569
UNKNOWN SPOUSE OF SHONDA MACKEY AKA SHANDA MACKEY
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
12117 FRUITWOOD DR
RIVERVIEW, FL 33569

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

LOT 32, BLOCK 1, OF BOYETTE SPRINGS, SECTION "B", UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 12117 FRUITWOOD DR, RIVERVIEW, FL 33569 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 10/8/2026, (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: September 2, 2026.

CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL) By: Jennifer Taylor
Deputy Clerk

Ryan Sutton
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800, Tampa, Florida 33601,
(813) 229-0900
181350/2635197/MTS
September 18, 25, 2026 26-03402H

SECOND INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
ClVIL DIVISION
**UCN: 292026CA003140A001HC**
**CASE NO.: 26-CA-003140**
**SKYWAY CAPITAL MANAGEMENT, LLC.**
**a Florida limited liability company,**
**Plaintiff, vs.**
**KORTNEY CHRIST, AND ANY KNOWN AND/OR UNKNOWN TENANTS.**
**Defendants.**

NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 8th day of September, 2026 in CASE NO.: 26-CA-003140 of the Circuit Court of Hillsborough County, Florida, in which SKYWAY CAPITAL MANAGEMENT, LLC. a Florida limited liability company. is the Plaintiff and KORTNEY CHRIST, AND ANY KNOWN AND/OR UNKNOWN TENANTS, are the Defendants. VICTOR D. CRIST, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash online at at www.hillsborough.realforeclose.com on JANUARY 4, 2027 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment:

TRACT NO. 31:
THE SOUTH 105.00 FEET OF THE NORTH 515.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 596.50 FEET THEREOF.
TRACT NO. 32:
THE WEST 63.50 FEET OF THE EAST 596.50 FEET OF THE SOUTH 105.00 FEET OF THE NORTH 515.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH MOBILE HOME VIN #FLHML3B151021067A AND FLHML3B151021067B.
Commonly known as: 5125 Alice Rd., Tampa, FL 33624

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

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE

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.

Requests may be submitted by using the form available; via email to ada@circuit8.org; by mail to ADA Coordinator, Alachua County Courthouse, 201 East University Avenue, Room 410, Gainesville, Florida 32601; or orally by phone at 352-337-6237. Please make request as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. If you are hearing or voice impaired please call 711.

Dated this the 14 day of September, 2026

VICTOR D. CRIST, CLERK OF COURT HILLSBOROUGH COUNTY, FLORIDA
Steven W. Moore, Esquire,
For the Court
8240 118th Avenue North,
Suite 300
Largo, Florida 33773
(727) 395-9300
FBN:0982660
steven@stevenmoorepa.com
kathy@stevenmoorepa.com
September 18, 25, 2026 26-03451H

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-000367**
**MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,**
**Plaintiff, vs.**
**TAYLOR THOMAS AND UNKNOWN SPOUSE OF TAYLOR THOMAS, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 07, 2026, and entered in 26-CA-000367 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is the Plaintiff and TAYLOR THOMAS; UNKNOWN SPOUSE OF TAYLOR THOMAS; ANNA LEIGH MARGARET THOMAS; UNKNOWN SPOUSE OF ANNA LEIGH MARGARET THOMAS NKA DANIEL SANTISTEVAN; WATERSET HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor D. 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 October 07, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 45A, WATERSET PHASE 1C - ADDITIONAL PARTIAL REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 163 THROUGH 168, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6636 CURRENT DRIVE, 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@fljud13.org

Dated this 11 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
25-345603 - NaP
September 18, 25, 2026 26-03488H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 2026-CA-001795**
**LENDINGCLUB BANK, NATIONAL ASSOCIATION,**
**Plaintiff, v.**
**JAVED AZMI; et al.;**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment for Foreclosure of Commercial Mortgage and for Money Damages entered on September 3rd, 2026, in Case No. 2026-CA-001795 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein, LENDINGCLUB BANK, NATIONAL ASSOCIATION is the Plaintiff and pursuant to the aforesaid Final Judgment the Plaintiff changed its name to HAPPEN BANK, NATIONAL ASSOCIATION and the Defendants are: JAVED AZMI, NIGAR AZMI, LAKEVIEW AT CALUSA TRACE COMDOMINIUM ASSOCIATION, INC., and WILLIAM LANKFORD f/k/a JOHN ROE (a/k/a UNKNOWN TENANT 2 IN POSSESSION); the Clerk of the Court of Hillsborough County, Florida, Victor D. Crist, will sell to the highest bidder for cash in accordance with Section 45.031, Florida Statutes, at www.hillsborough.realforeclose.com, on November 2nd, 2026, at 10:00 A.M., the following described real property as set forth in said Final Judgment for Foreclosure of Commercial Mortgage and for Money Damages, to wit:

Condominium Unit 4111, Building 4, of Lakeview at Calusa Trace, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 15389, Page 553 through 678, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 20, Page 36, Public Records of Hillsborough County, Florida; together with an undivided share in the common elements appurtenant thereto.
Together with Garage Unit 4-D of Lakeview at Calusa Trace, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 15389, Page 553 through 678, Public Records of Hillsborough County, Florida.
Property Address: 18101 Peregrines Perch Place, Unit 4111, Lutz, Florida 33558.

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.

ADA NOTICE
REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILITIES

This notice is provided pursuant to Administrative Order No. 2065. 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 Street, 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 appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: September 15th, 2026

By: /s/Howard S. Toland
Howard S. Toland, Esq./
FL Bar No. 377546
htoland@cohnanddussi.com
COHN & DUSSI, LLC
Attorneys for Plaintiff
5379 Lyons Road, #1600
Coconut Creek, FL 33073
(781) 494-0200 x290
September 18, 25, 2026 26-03492H

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

--- 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. 25-CA-010180**
**FREEDOM MORTGAGE CORPORATION,**
**Plaintiff, vs.**
**CRYSTAL LOVE SORENSEN, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 05, 2026 in Civil Case No. 25-CA-010180 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Crystal Love Sorensen, 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 1st day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, Block 18, Rivercrest Phase 2B2/2C, according to the map or plat thereof, as recorded in Plat Book 96, Page(s) 44, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13097FL
September 18, 25, 2026 26-03452H

SECOND INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 25-CA-009965**
**MIDFIRST BANK**
**Plaintiff, v.**
**ANDRES MAMPOSO RODRIGUEZ; MERCEDES MARLEN PEREZ PEREZ; UNKNOWN TENANT 1; UNKNOWN TENANT 2; GOODLEAP, LLC; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 10, 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 21, BLOCK A, OF LOOKOUT PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 211 LOOKOUT DR, APOLLO BEACH, FL 33572-2663

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on October 14, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 15 day of September 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Andrew L. Fivecoat. Esq.
FL Bar: 122068
1000011139
September 18, 25, 2026 26-03380H

SECOND INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 25-CA-009965**
**MIDFIRST BANK**
**Plaintiff, v.**
**ANDRES MAMPOSO RODRIGUEZ; MERCEDES MARLEN PEREZ PEREZ; UNKNOWN TENANT 1; UNKNOWN TENANT 2; GOODLEAP, LLC; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 10, 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 21, BLOCK A, OF LOOKOUT PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 211 LOOKOUT DR, APOLLO BEACH, FL 33572-2663

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on October 14, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 15 day of September 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Andrew L. Fivecoat. Esq.
FL Bar: 122068
1000011139
September 18, 25, 2026 26-03498H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 25-CA-010031**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**ELHAMULLHAQ FALAH AND GLERYS N. ROMAN FONTANEZ, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 03, 2026, and entered in 25-CA-010031 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ELHAMULLHAQ FALAH; GLERYS N. ROMAN FONTANEZ; LUCAYA LAKE CLUB HOMEOWNERS ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Victor D. 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 October 07, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 26, OF LUCAYA LAKE CLUB TOWNHOMES PHASE 2A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 189, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 10828 VERAWOOD 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 11 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
25-347395 - NaP
September 18, 25, 2026 26-03489H

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-003444**
**PennyMac Loan Services, LLC,**
**Plaintiff, vs.**
**Hector Cabrera Marrero, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-003444 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Hector Cabrera Marrero; Jeilyn Hernadez are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 8th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 26, BLOCK 26, TOWN 'N COUNTRY PARK SECTION 9, UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE(S) 86, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-25-28-17-096-000026-00026.0

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

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

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

Dated this 11th day of September, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 26-F00852
September 18, 25, 2026 26-03406H

SECOND INSERTION

**NOTICE OF SALE**
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**UCN: 292025CC047359A001HC**
**CASE NO.: 25-CC-047359**
**MHI ROOFING FLORIDA, LLC.,**
**A Florida limited liability company**
**DBA HANDYMAN ROOFING**
**Plaintiff, vs.**
**MILCAH HENRY,**
**Defendant,**

NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 9th day of September, 2026 in CASE NO.: 25-CC-047359 of the County Court of Hillsborough County, Florida, in which MHI ROOFING FLORIDA, LLC., A Florida limited liability company DBA HANDYMAN ROOFING. is the Plaintiff and MILCAH HENRY, are the Defendants. VICTOR D. CRIST, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash online at at www.hillsborough.realforeclose.com on October 30, 2026 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in th Order of Final Judgment:

Lot 7. BLOCK 1, LAKEVIEW VILLAGE SECTION M, according to the map or plat thereof recorded in Plat Book 92, Page 69, of the Public Records of Hillsborough County, Florida
Aka: 1914 Fruitridge St, Brandon, Florida 33510

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.

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE

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.

Requests may be submitted by using the form available; via email to ada@circuit8.org; by mail to ADA Coordinator, Alachua County Courthouse, 201 East University Avenue, Room 410, Gainesville, Florida 32601; or orally by phone at 352-337-6237. Please make request as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. If you are hearing or voice impaired please call 711.

Dated this the 14 day of September, 2026

VICTOR D. CRIST, CLERK OF COURT HILLSBOROUGH COUNTY, FLORIDA
Steven W. Moore, Esquire,
For the Court
8240 118th Avenue North, Suite 300
Largo, Florida 33773
(727) 395-9300
FBN:0982660
steven@stevenmoorepa.com
kathy@stevenmoorepa.com
September 18, 25, 2026 26-03445H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
**PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO. 2025-CA-010330**
**NEWTEK SMALL BUSINESS FINANCE, LLC,**
**Plaintiff, v.**
**ABDUL N. NAUSHAD; et al.;**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment for Foreclosure of Commercial Mortgage and for Money Damages entered on August 21st, 2026, in Case No. 2025-CA-010330 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWTEK SMALL BUSINESS FINANCE, LLC is the Plaintiff and the Defendants are: ABDUL N. NAUSHAD; WAJIHA A. NAUSHAD; LOGAN GUTHRIE (f/k/a Mary Doe a/k/a Unknown Tenant 1 in Possession) and RYAN COX (f/k/a John Roe a/k/a Unknown Tenant 2 in Possession); the Clerk of the Court of Hillsborough County, Florida, Victor D. Crist, will sell to the highest bidder for cash in accordance with Section 45.031, Florida Statutes, at www.hillsborough.realforeclose.com, on October 29th, 2026, at 10:00 A.M., the following described real property as set forth in said Summary Final Judgment for Foreclosure of Commercial Mortgage and for Money Damages, to wit:

Lot 17, of WEST END TOWNHOMES NORTH, according to the plat thereof, as recorded in Plat Book 123, Page 256, of the Public Records of Hillsborough County, Florida.
Property Address: 812 N. Oregon Street, Tampa, Florida 33606.

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.

ADA NOTICE

REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILITIES

This notice is provided pursuant to Administrative Order No. 2065. 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 Street, 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 appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: September 15th, 2026

By: /s/Howard S. Toland
Howard S. Toland, Esq./
FL Bar No. 377546
htoland@cohnanddussi.com
COHN & DUSSI, LLC
Attorneys for Plaintiff
5379 Lyons Road, #1600
Coconut Creek, FL 33073
(781) 494-0200 x290
September 18, 25, 2026 26-03491H

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-009549**
**PNC BANK, NATIONAL ASSOCIATION,**
**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 CAROL LISS, DECEASED; SUN CITY CENTER COMMUNITY ASSOCIATION, INC.; RENAISSANCE MAINTENANCE ASSOCIATION, INC.; BAYONNE PROPERTY OWNERS' ASSOCIATION, INC.; GREATER SUN CITY CENTER BEAUTIFICATION CORPORATION; BURTON LISS; BRIAN LEWIS SUSSMAN; SCOTT MICHAEL SUSSMAN; FULTON PAUL LISS; MARA LISS CONSOR; LYNN LISS HANKS; TERRY KELLY; MARGO ANN GOIDA A/K/A MARGO ANN LISS; ANDREW LISS; JEFFREY A. LISS; MARLA LISS; BRIAN SCOTT LISS; MARVIN LISS; SHARON KOBRIN A/K/A SHARON LISS; ELLIOT LISS; MONA HERSH; BARRY SHUFELD; HENRY FRANKEL;**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 1, 2026 in Civil Case No. 24-CA-009549, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROL LISS, DECEASED; SUN CITY CENTER COMMUNITY ASSOCIATION, INC.; RENAISSANCE MAINTENANCE ASSOCIATION, INC.; BAYONNE PROPERTY OWNERS' ASSOCIATION, INC.; GREATER SUN CITY CENTER BEAUTIFICATION CORPORATION; BURTON LISS; BRIAN LEWIS SUSSMAN; SCOTT MICHAEL SUSSMAN; FULTON PAUL LISS; MARA LISS CONSOR; LYNN LISS HANKS; TERRY KELLY; MARGO ANN GOIDA A/K/A MARGO ANN LISS; ANDREW LISS; JEFFREY A. LISS; MARLA LISS; BRIAN SCOTT LISS; MARVIN LISS; SHARON KOBRIN A/K/A SHARON LISS; ELLIOT LISS; MONA HERSH; BARRY SHUFELD are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on November 2, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 27, SUN CITY CENTER UNIT 266, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 3rd day of September, 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
E-Mail: ServiceMail@aldridgepite.com
1457-1048B
Ref# 24581
September 18, 25, 2026 26-03450H

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
LV20906_V21

--- SALES ---

SECOND INSERTION

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO: 2024-CA-001319**
**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES,**
**Plaintiff v.**
**JENNIFER D. TISHLER; ET AL.,**
**Defendant(s),**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated April 9, 2025, and the Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated August 19, 2026, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 20th day of October, 2026, at 10:00 AM to the highest and best bidder for cash, at http://www.hillsborough.realforeclose.com on the following described property:

LOT 2, HARBOR VIEW PALMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 3302 W Harbor View Avenue, Tampa, FL 33611.

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

IMPORTANT

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Hillsborough County ADA Officer at (813) 276-8401 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: September 8, 2026
BITMAN O'BRIEN, PLLC
/s/Samantha Darrigo
Samantha Darrigo, Esquire
Florida Bar No.: 92331
sdarrigo@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
September 18, 25, 2026 26-03405H

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-032748**
**THE VILLAS CONDOMINIUM ASSOCIATION, INC.,**
**Plaintiff, vs.**
**DONAL k. WALSH, 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 21-10457, 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: 10457 Villa View Circle, Tampa, Florida 33647.

at public sale, to the highest bidder for cash at 10 a.m., on the 23rd 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 9th 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 18, 25, 2026 26-03387H

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-009776**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**SHAMSHUDDIN NOORANI, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2026 in Civil Case No. 25-CA-009776 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Shamshuddin Noorani, 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 5th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 184, Block 1, Cory Lake Isles-Phase 5, Unit 2, according to the map or plat thereof, as recorded in Plat Book 101, Page(s) 278 through 282, inclusive, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13018FL
September 18, 25, 2026 26-03453H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**Case No. 25-CA-007883**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Jose Miguel Barcelo Miller a/k/a Jose Miguel Barcelo, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-007883 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jose Miguel Barcelo Miller a/k/a Jose Miguel Barcelo; Triple Creek Homeowners Association, Inc.; Eduardo Cartagena Figueroa 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 10th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 297, TRIPLE CREEK VILLAGE M-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 215, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-11-31-20-C46-000000-00297.0

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

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

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

Dated this 9th 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-F02013
September 18, 25, 2026 26-03385H

SECOND INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**UCN: 292026CA004191A001HC**
**CASE NO.: 26-CA-004191**
**LUSSO DEVELOPMENT, LLC.**
**a Florida limited liability company,**
**Plaintiff, vs.**
**605 HYDE PARK, LLC, PHILIP DOYLE, RYAN KANE, CITY OF TAMPA, AND ANY KNOWN AND/OR UNKNOWN TENANTS.**
**Defendants,**

NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 10th day of September, 2026 in CASE NO.: 26-CA-004191 of the Circuit Court of Hillsborough County, Florida, in which LUSSO DEVELOPMENT, LLC., a Florida limited liability company,. is the Plaintiff and 605 HYDE PARK, LLC, PHILIP DOYLE, RYAN KANE, CITY OF TAMPA, AND ANY KNOWN AND/OR UNKNOWN TENANTS, are the Defendants. VICTOR D. CRIST, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash online at at www.hillsborough.realforeclose.com on OCTOBER 9, 2026 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment:

Lot 17, Block F, WEST 1/2 OF BLOCK "F" BAYWOOD SUDIVISION according to the plat thereof as recorded in Plat Book 5, page 34, of the Public Records of Hillsborough County, Florida.
a/k/a 605 S. Newport Ave, Tampa, Florida

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

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE

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.

Requests may be submitted by using the form available; via email to ada@circuit8.org; by mail to ADA Coordinator, Alachua County Courthouse, 201 East University Avenue, Room 410, Gainesville, Florida 32601; or orally by phone at 352-337-6237. Please make request as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. If you are hearing or voice impaired please call 711.

Dated this the 11 day of September, 2026
VICTOR D CRIST, CLERK OF COURT HILLSBOROUGH COUNTY, FLORIDA
Steven W. Moore, Esquire,
For the Court
8240 118th Avenue North, Suite 300
Largo, Florida 33773
(727) 395-9300
FBN:0982660
steven@stevenmoorepa.com
kathy@stevenmoorepa.com
September 18, 25, 2026 26-03446H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**Case No. 25-CA-012371**
**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC,**
**Plaintiff, vs.**
**Quantrell Kendrick, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-012371 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC is the Plaintiff and Quantrell Kendrick; Villa Di Treviso Homeowners Association, Inc; Unknown Spouse of Quantrell Kendrick; Treviso Homeowners Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 13th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, VILLA DI TREVISO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE(S) 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-21-31-19-76U-000000-00004.0

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

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

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

Dated this 15th 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-F03287
September 18, 25, 2026 26-03462H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 2025-CA-008134**
**FREEDOM MORTGAGE CORPORATION,**
**Plaintiff, vs.**
**ANWAR YENNES; et al.,**
**Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on September 2, 2026 in Case No.: 2025-CA-008134 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and ANWAR YENNES and PLACE ONE CONDOMINIUM ASSOCIATION, INC., are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.hillsborough.realforeclose.com on October 6, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

UNIT 190-F OF PLACE ONE CONDOMINIUM, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3809, PAGE 886 AND THE MAP OR PLAT THEREOF AS RECORDED IN BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMNETS APPURTENANT THERETO.
Also known as 7529 PITCH PINE CIRCLE, TAMPA, FL 33617

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

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

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

Dated this 15th day of September 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
September 18, 25, 2026 26-03465H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 25-CA-008857**
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-1,**
**Plaintiff, vs.**
**MICHAEL V. CLINTON, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 04, 2026, and entered in 25-CA-008857 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 2017-1 is the Plaintiff and MICHAEL V. CLINTON; UNKNOWN SPOUSE OF MICHAEL V. CLINTON; REGIONS BANK are the Defendant(s). Victor D. 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 October 07, 2026, the following described property as set forth in said Final Judgment, to wit:

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.
Property Address: 5223 PRESIDENTIAL ST, 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 11 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
25-309656 - MaM
September 18, 25, 2026 26-03487H

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CA-006651**
**CARRINGTON MORTGAGE SERVICES LLC,**
**Plaintiff, vs.**
**UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID MICHAEL GARRETT, DECEASED, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, CITY OF TAMPA, FLORIDA, STATE OF FLORIDA AND SHARON GARRETT,**
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated August 13, 2026, and entered in Case No. 25-CA-006651 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Carrington Mortgage Services LLC, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of David Michael Garrett, deceased, United States of America on behalf of the Secretary of Housing and Urban Development, City of Tampa, Florida, State of Florida and Sharon Garrett, are Defendants, the Office of the Clerk of Victor D. Crist, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 5th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 27, LESS THE WESTERLY FIVE FEET AND LOT 28 OF BLOCK 13 OF SUBURB ROYAL SUBDIVISION, AS PER MAP OR PLAT THEREOF AS RECORD IN PLAT BOOK 14, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1009 West Coral Street, Tampa, Florida 33602

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 9/11/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400249
September 18, 25, 2026 26-03425H

--- SALES / ACTIONS ---

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CA-009439**
**KIAVI FUNDING, INC., Plaintiff, v.**
**PHOENIX CONCEPTION HOMES LLC, a Florida Limited Liability Company; NANCY MORIN, an Individual; FAMOUS TATE ELECTRIC CO.; MISARI DESIGN COLLECTIVE LLC; HILLSBOROUGH COUNTY WATER RESOURCES DEPARTMENT; BAY PORT COLONY PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure and For Breach of Guaranty or Order dated September 8, 2026 entered in Civil Case No. 25-CA-009439 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and PHOENIX CONCEPTION HOMES LLC, a Florida Limited Liability Company; NANCY MORIN, an Individual; FAMOUS TATE ELECTRIC CO.; MISARI DESIGN COLLECTIVE LLC; HILLSBOROUGH COUNTY WATER RESOURCES DEPARTMENT and BAY PORT COLONY PROPERTY OWNERS ASSOCIATION, INC., are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at https://www.hillsborough.realforeclose.com beginning at 10:00 A.M. on October 13, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure and For Breach of Guaranty, to-wit:.

LOT 14, BAYSIDE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 40, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 5809 Cruiser Way, Tampa, FL 33615

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Vanessa Nieto
Vanessa Nieto, Esq.
FBN: 107084
File No: 3843.000300
September 18, 25, 2026 26-03482H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: C
**CASE NO.: 25-CA-011919**
**SECTION # RF**
**TOWNE MORTGAGE COMPANY D/B/A AMERICU MORTGAGE, Plaintiff, vs.**
**HELEN E. SMITH A/K/A HELEN SMITH; TRAX CREDIT UNION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF HELEN E. SMITH A/K/A HELEN SMITH; UNKNOWN TENANT Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 05 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, LAKEWOOD ESTATES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 1001 LEISURE AVE, TAMPA, FL 33613

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 10 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
25-04702
September 18, 25, 2026 26-03386H

SECOND INSERTION

**NOTICE OF JUDICIAL SALE PURSUANT TO SECTION 45.031(1), FLORIDA STATUTES**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**Case No. 26-CA-001097**
**HANCOCK WHITNEY BANK, a Mississippi chartered bank, Plaintiff, vs.**
**JOSHUA MATTHEW KASSOF, UNKNOWN SPOUSE OF MATTHEW KASSOF; UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 1, and UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 2 Defendants.**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY given that pursuant to the Uniform Final Judgment of Foreclosure entered on September 14, 2026, in Case No. 26-CA-001097, of the Circuit Court of the 13TH Judicial Circuit for Hillsborough County, Florida, in which HANCOCK WHITNEY BANK, a Mississippi state chartered bank, is Plaintiff, and JOSHUA MATTHEW KASSOF, is the Defendant. VICTOR D. CRIST, Clerk of Court, will sell at public sale the following described real property:

Lot 2, OWNAHOME SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 25, Page 79, of the Public Records of Hillsborough County, Florida.
AND
The East 20.5 feet of Lot 9, Block 4, CORRECTED MAP OF GREENVILLE ALSO MAP OF WATCH-HILL, according to the Plat thereof recorded in Plat Book 3, Page 50, of the Public Records of Hillsborough County, Florida.
AND
Lot 9, Less the East 20.5 feet thereof, Block 4, CORRECTED MAP OF GREENVILLE ALSO MAP OF WATCH-HILL, according to the Plat thereof recorded in Plat Book 3, Page 50, of the Public Records of Hillsborough County, Florida.

THE SALE will be held at 10:00 A.M. (Eastern Time) on December 7, 2026, to the highest and best bidder for cash, via the internet at www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 on September 14, 2026.

MESTDAGH, WALL & HAMILTON, PA
280 W. Canton Ave., Suite 110
Winter Park, Florida 32789
(407) 702-6702 telephone
(407) 702-6677 facsimile
chris@m-wlawfirm.com
notices@m-wlawfirm.com
Attorneys for the Plaintiff
/s/ Christopher Hamilton
Christopher Hamilton, Esq.
(FBN 15329)
September 18, 25, 2026 26-03463H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-006226**
**PNC BANK, NATIONAL ASSOCIATION, 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 WILLIE C. ALLEN, DECEASED; et al., Defendant(s).**

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming an Interest By, Through, Under, or Against The Estate of Willie C. Allen, Deceased
Last Known Residence: Unknown

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

LOT 11, BLOCK B, SOUTH FORK UNIT 1, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 92, PAGE 56, AS RECORDED IN PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 10/21/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on SEP 15 2026.
As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1457-1258B
Ref# 24310
September 18, 25, 2026 26-03514H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIRT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
**CASE NO.: 26-CA-005605**
**ROCKET MORTGAGE LLC Plaintiff, vs.**
**KATERIN MATOS GARCIA, et al., Defendants.**

To: KATERIN MATOS GARCIA
2602 ARRAWANA PL, TAMPA FL 33604
LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN
UNKNOWN SPOUSE OF KATERIN MATOS GARCIA
2602 ARRAWANA PL, TAMPA FL 33604
LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

THE NORTH 85 FEET OF THE SOUTH 100 FEET OF THE WEST 125 FEET OF LOT 18, OREN'S ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 28, PAGE 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
PARCEL IDENTIFICATION NUMBER: A0244200000, U-22-28-18-153-000000-00018.1

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando DeLuca , Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before 10/15/2026 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of SEP 09 2026
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

DELUCA LAWGROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
26-07102
September 18, 25, 2026 26-03381H

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-007188**
**AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs.**
**ANGELICA MARIA ZULUAGA CELIS; et al., Defendants.**

TO: ANGELICA MARIA ZULUAGA CELIS; 12324 YELLOW ROSE CIRCLE, RIVERVIEW, FL 33569
VICTOR A. ESPINEL SUAREZ; 5607 TRACE MEADOW LOOP APT 204, RIVERVIEW, FL 33578

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

LOT 2, BLOCK 2, OF BOYETTE SPRINGS SECTION "B" UNIT 17, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as 12324 YELLOW ROSE CIRCLE, RIVERVIEW, FL 33569.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 10/09/2026, 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.

DATED on SEP 03 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 18, 25, 2026 26-03401H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-005196**
**MIDFIRST BANK, Plaintiff, VS.**
**YANIBER VARGAS ROJAS; et al., Defendant(s).**

TO: Yaniber Vargas Rojas
Last Known Residence: 5115 N 44th St Tampa, FL 33610
TO: Unknown Spouse of Yaniber Vargas Rojas
Last Known Residence: 5115 N 44th St Tampa, FL 33610
TO: Unknown Tenant #1
Last Known Residence: 5115 N 44th St Tampa, FL 33610
TO: Unknown Tenant #2
Last Known Residence: 5115 N 44th St Tampa, FL 33610

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

LOTS 1 AND 2, BLOCK 10 OF REVISED MAP OF RUBENSTEIN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 10/16/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on SEP 10 2026.
As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1485-676B
Ref# 24156
September 18, 25, 2026 26-03455H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-006950**
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II, Plaintiff, VS.**
**LEON J. DONOVAN; et al., Defendant(s).**

TO: Unknown Tenant #1
Last Known Residence: 10144 Arbor Run Dr Unit 6 Tampa, FL 33647
TO: Unknown Tenant #2
Last Known Residence: 10144 Arbor Run Dr Unit 6 Tampa, FL 33647

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

LOT NO. 2 IN BLOCK NO. 2 OF ARBOR GREENE TOWNHOMES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110 AT PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 10/16/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on SEP 10 2026.
As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444,
1338-034B
Ref# 24124
September 18, 25, 2026 26-03495H

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY FLORIDA
**CASE NO.: 26-CP-001389**
**DIVISION: A**
**IN RE: ESTATE OF MARCOS A. RAMIREZ, Deceased.**

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

The administration of the ESTATE OF MARCOS A. RAMIREZ, deceased, File No. 26-CP-001389, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the Curator and Curator's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 the first publication of this Notice is: September 18, 2026.

**Curator**
**CHRISTOPHER D. KEEVER, ESQ.**
**Keever Law, PLLC**
**301 W. Bay Street, Suite 1492**
**Jacksonville, Florida 32202**
Attorney for Curator
CHRISTOPHER D. KEEVER, ESQ.
Florida Bar Number: 0094477
Keever Law, PLLC
301 W. Bay Street, Suite 1492
Jacksonville, Florida 32202
Telephone: (904) 329-7255
Facsimile: (904) 831-3787
E-Mail: ckeever@keeverlawfirm.com
September 18, 25, 2026 26-03493H

--- ACTIONS ---

SECOND INSERTION

**NOTICE OF ACTION**
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 25-CC-045956**
**MHC FEATHEROCK, L.L.C.,**
**Plaintiff, vs.**
**WELLS FARGO BANK, N.A.; ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF JAMES HUDSON BRADFORD, JR.; AND ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF DOROTHY TAYLOR WARNER,**
**Defendants.**

All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of James Hudson Bradford, Jr.
2215 Ridgecrest Drive
Lot No. 2215RD
Valrico, Florida 33594

YOU ARE NOTIFIED that an action for imposition and foreclosure of a statutory landlord's lien on a mobile home as to the mobile home described below and all personal items, appliances, and fixtures containted therein located at the following address:

That certain 2004 REGE mobile home bearing the vehicle identification numbers N19237A and N19237B located at 2215 Ridgecrest Drive, Lot No. 2215RD, Valrico, Florida 33594

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: AUG 31 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 18, 25, 2026 26-03480H

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-008030**
**U.S. BANK NATIONAL ASSOCIATION,**
**Plaintiff, vs.**
**FRANCISCO GONZALEZ. et. al.**
**Defendant(s),**

TO: FRANCISCO GONZALEZ, UNKNOWN SPOUSE OF FRANCISCO GONZALEZ,
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 40, BLOCK 1, PEBBLEBROOK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE(S) 54, 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 10/20/2026/(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.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of SEP 14 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
26-432151
September 18, 25, 2026 26-03460H

SECOND INSERTION

**NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS PENDING ADOPTION**
IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA
**Case No.: 2026 DR 3198**
**IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD**

TO: Unknown
Hillsborough County, FL

YOU ARE NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to Clay H. Whittaker, Esq. d/b/a Gulf Coast Adoptions, PLLC, as the Adoption Entity, and whose address is 30 S. Spring St. Pensacola, Florida 32502 (and phone number 850-999-7977), on or before 10/22/2026 and file the original with the Clerk of this Court at M.C. Blanchard Judicial Building, 190 W. Government Street, Pensacola, Florida 32502, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child is identified as follows:

Name: Baby Boy Lopez
Date of Birth: August 15, 2026
Place of Birth: AdventHealth Carrollwood Hospital, Tampa, Hillsborough County, Florida
Physical Description of Respondent Unmarried Biological Father:
Age: Unknown
Race: Unknown
Hair Color: Unknown
Eye Color: Unknown
Approximate Height: Unknown
Approximate Weight: Unknown
Potential Location: Unknown

No further information or identifying characteristics of the unknown respondent unmarried biological father are known.

Hearing Date for Petition for Termination of Parental Rights Pending Adoption:

January 14, 2027 @ 9:00 A.M. C.S.T.
Judge Paul Bailey

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. The Court's primary phone number is 850-595-4400 and the Family Law Division phone number is 850-595-4331.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation or Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

Dated: 9/9/2026
PAM CHILDERS,
CLERK & COMPTROLLER
CLERK OF THE CIRCUIT COURT
(SEAL) By: Dominick Brennan
{Deputy Clerk}
Sep. 18, 25; Oct. 2, 9, 2026
26-03399H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
**Case No. 292026CA005247A001HC**
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**
**Plaintiff, vs.**
**KONSTANTINE CHKHARTISHVILI, TAMAR GOGADZE, et al.**
**Defendants.**

TO: KONSTANTINE CHKHARTISHVILI
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
19130 CYPRESS REACH LN
TAMPA, FL 33647
TAMAR GOGADZE
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
19130 CYPRESS REACH LN
TAMPA, FL 33647

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

LOT 35, BLOCK 3, WEST MEADOWS PARCELS "12A", "12B-1", AND "13-1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 19130 CYPRESS REACH LN , TAMPA, FL 33647 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 10/1/2026, (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 26, 2026.
CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL) By: Jennifer Taylor
Deputy Clerk

Ryan Sutton
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900,
F328202/2634791/MIG
September 18, 25, 2026 26-03424H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-002625**
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10,**
**Plaintiff, VS.**
**TERRI LORENE JENNINGS A/K/A TERRY JENNINGS A/K/A TERRI L. JENNINGS; et al.,**
**Defendant(s).**

TO: Terri Lorene Jennings a/k/a Terry Jennings a/k/a Terri L. Jennings
Last Known Residence: 6226 Soaring Ave Temple Terrace, FL 33617
TO: Unknown Spouse of Terri Lorene Jennings a/k/a Terry Jennings a/k/a Terri L. Jennings
Last Known Residence: 6226 Soaring Ave Temple Terrace, FL 33617
TO: Unknown Tenant #1
Last Known Residence: 6226 Soaring Ave Temple Terrace, FL 33617
TO: Unknown Tenant #2
Last Known Residence: 6226 Soaring Ave Temple Terrace, FL 33617

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

LOT 70 IN BLOCK 1 OF RAINTREE OAKS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53 ON PAGE 18 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before October 2, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on AUG 27 2026.
As Clerk of the Court
(SEAL) By: Marquita Jones
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444,
1221-023B
Ref# 23036
September 18, 25, 2026 26-03485H

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-008523**
**FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3,**
**Plaintiff, vs.**
**ZORAISA AQUINO AND FREDERICK A. AQUINO A/K/A FREDERICO AQUINO. et. al.**
**Defendant(s),**

TO: ZORAISA AQUINO,
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:

THE EAST 2.00 FEET OF LOT 40 AND ALL OF LOT 41, BLOCK 6, POINSETTIA VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 9; 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 10/21/2026/ (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.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of SEP 15 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
26-432335
September 18, 25, 2026 26-03483H

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO: 26-CA-004213**
**BANK OF AMERICA, N.A.,**
**Plaintiff, vs.**
**KAREN E. CRYSTAL; UNKNOWN SPOUSE OF KAREN E. CRYSTAL; CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.; BANK OF AMERICA, N.A.; BARCLAYS BANK DELAWARE; CAPITAL ONE, N.A.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,,**
**Defendant(s).**

TO: KAREN E. CRYSTAL AND UNKNOWN SPOUSE OF KAREN E. CRYSTAL
LAST KNOWN ADDRESS: 14206 VILLAGE VIEW DR, TAMPA, FL 33624
ALSO ATTEMPTED AT: 1514 E. CHELSEA ST., TAMPA, FL 33610; 2603 MAIN ST., STE. 100, IRVINE, CA 92614-4242

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

THE SOUTH 20.33 FEET OF THE NORTH 93.83 FEET OF LOT 9, BLOCK 2, VILLAGE XVIII UNIT II OF CARROLLWOOD VILLAGE, PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 14206 Village View Dr, Tampa, FL 33624

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL 33301 on or before October 8, 2026, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR FOR TWO CONSECUTIVE WEEKS.

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.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 2 day of September, 2026.

VICTOR CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Jennifer Taylor
DEPUTY CLERK
Jennifer Taylor
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE:
(954) 522-3233 Ext. |
FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-103518-F00
September 18, 25, 2026 26-03456H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**CASE NO.: 26-CA-005293**
**LAKEVIEW LOAN SERVICING, LLC;**
**Plaintiff, VS.**
**GEORGE SIMMONS, III; OCALA DRIP LLC; CASTLE CREDIT CO HOLDINGS, LLC; BROADWAY CENTRE ASSOCIATION, INC.; TIMBERS AT WILLIAMS LANDING TOWNHOMES ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;**
**Defendant(s).**

To the following Defendant(s):
UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY
Last Known Address
2208 LACEFLOWER DR
BRANDON, FL 33510
UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY
Last Known Address
2208 LACEFLOWER DR
BRANDON, FL 33510

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

LOT 27, AS SHOWN ON PLAT ENTITLED "TIMBERS AT WILLIAMS LANDING TOWNHOMES" AND RECORDED WITH THE CLERK OF THE CIRCUIT COURT, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IN BOOK 136, PAGES 268 THROUGH 273.
a/k/a 2208 LACEFLOWER DR, BRANDON, FL 33510

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 West Cypress Creek Road, Suite 1045, Fort Lauderdale, FL 33309, within 10/8/2026 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

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

WITNESS my hand and the seal of this Court this 2 day of September, 2026.

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

Submitted by:
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (401) 262-2110
September 18, 25, 2026 26-03459H

--- ACTIONS ---

FOURTH INSERTION

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

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

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

To be published for 4 consecutive weeks.

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

SECOND INSERTION

**NOTICE OF ACTION**
**FORECLOSURE PROCEEDINGS-PROPERTY**
IN THE COUNTY COURT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
**Case #: 26-CC-039595**
**PNC Bank, National Association**
**Plaintiff, -vs.-**
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Shirley Glover a/k/a Shirley Ann Glover a/k/a Shirley Anderson Glover a/k/a Shirley A. Glover f/k/a Shirley Ann Allen f/k/a Shirley Ann Anderson, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al.**
**Defendant(s).**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Shirley Glover a/k/a Shirley Ann Glover a/k/a Shirley Anderson Glover a/k/a Shirley A. Glover f/k/a Shirley Ann Allen f/k/a Shirley Ann Anderson, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 1908 West Cypress Street, Tampa, FL 33606, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Latasha Nicole Robinson a/k/a Latasha N. Robinson a/k/a Latasha Robinson, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 1908 West Cypress Street, Tampa, FL 33606 and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Harriette Belinda Ward a/k/a Harriette B. Ward a/k/a Harriette Ward a/k/a Harriette B. Burden, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 1908 West Cypress Street, Tampa, FL 33606

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

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

THE WEST 48.2 FEET OF LOT 4, BLOCK 2, BENJAMIN'S 5TH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 76 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 1908 West Cypress Street, Tampa, FL 33606.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 10/7/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on 9/1/2026
Victor D. Crist
Circuit and County Courts
(SEAL) 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
26-334997 FC01 NCM
September 18, 25, 2026 26-03382H

THIRD 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

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-006337**
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3,**
**Plaintiff, vs.**
**PEDRO AMADOR, JR.. et. al.**
**Defendant(s),**

TO: PEDRO AMADOR, JR.,
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.
TO: LORI ANN NELSON,
Whose Residence Is: 5700 MARINER DR, APT 705, TAMPA, FL 33609
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

APARTMENT NO. 705W, 5700 MARINER CONDOMINIUM APARTMENTS SOUTH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2684, PAGE 797, AS AMENDED, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT TO SAID UNIT.

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 10/20/2026 /(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 14 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
25-318106
September 18, 25, 2026 26-03464H

THIRD 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; MUNEER 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 centerline), 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.; MUNEER 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 WORSELEY 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

THIRD 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

SECOND INSERTION

**NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS AND NOTICE OF CLAIMS BAR DATE**
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**Case No. 26-CA-009690**
**In re Assignment for the Benefit of Creditors of SUNLAND DISTRIBUTION OF FLORIDA, INC.,**
**Assignor, to**
**LARRY S. HYMAN,**
**Assignee.**

TO: CREDITORS AND OTHER INTERESTED PARTIES

PLEASE TAKE NOTICE that on or about September 4, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Florida Statutes, made by Sunland Distribution of Florida, Inc. (the "Assignor") with its principal place of business at 401 East Jackson Street, Ste. 2340-012, Tampa, FL 33602, to Larry S. Hyman (the "Assignee"), whose has offices at Larry S. Hyman, C.P.A. & Associates, P.O. Box, 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County, Florida.

YOU ARE FURTHER NOTIFIED that pursuant to §727.105 (1), Fla. Statutes, an action may not be commenced against the assignee except as provided in this chapter, but nothing contained in this chapter affects any action or proceeding by a governmental unit to enforce such governmental unit's police or regulatory power. Except in the case of a consensual lienholder enforcing its rights in personal property or real property collateral, there shall be no levy, execution, attachment, or the like in respect of any judgment against assets of the estate in the possession, custody, or control of the assignee.

YOU ARE FURTHER NOTIFIED that pursuant to §727.112(2), Fla. Statues, in order to receive any dividend in this proceeding, you must file a Proof of Claim (a copy of which is enclosed) with the Assignee, Larry S. Hyman, Assignee, P.O. Box 18625, Tampa, FL 33679, or via Email to: Claims@LarryHymanCPA.com, within 120 days from the filing date. Accordingly, a Proof of Claim must be filed with the Assignee on or before January 2, 2027, pursuant to the instructions set forth on the proof of claim form attached hereto as Exhibit A.

As required by law, the proof of claim and any supporting documentation you submit shall become part of the public record related to the Assignment Case. As a result, the Assignee and his professionals shall be permitted, and may be directed by the Court, to include such documentation, including to the extent provided, confidential information of clients, in any subsequent pleading, notice, document, list, or other public disclosure made in connection with the Assignment Case. Such inclusion by the Assignee and his professionals shall not constitute an improper revelation of confidential information under the Rules Regulating the Florida Bar.

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 15, 2026
BERGER SINGERMAN LLP
Proposed Counsel for Assignee
101 E. Kennedy Boulevard.,
Ste.7 1165
Tampa, FL 33602
Telephone: (813) 498-3400
By: /s/ Edward J. Peterson
Edward J. Peterson
Florida Bar No. 0014612
epeterson@bergersingerman.com
Sep. 18, 25; Oct. 2, 9, 2026
26-03486H



--- ACTIONS ---

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-001339**
**CARRINGTON MORTGAGE SERVICES, LLC,**
**Plaintiffs, vs.**
**JUAN J. LEON POLO; KEVIN CARLOS CARDOSO CRUZ; LUIS MANUEL MARRERO BRUZON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**
**Defendant(s)**
To the following Defendant(s):
LUIS MANUEL MARRERO BRUZON
(LAST KNOWN ADDRESS)
8243 VASSAR CIRCLE
TAMPA, FLORIDA 33634
KEVIN CARLOS CARDOSO CRUZ
8243 VASSAR CIRCLE
TAMPA, FLORIDA 33634
UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY
8243 VASSAR CIRCLE
TAMPA, FLORIDA 33634
who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 2, IN BLOCK 3, OF TWELVE OAKS VILLAGE UNIT NO 3, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, ON PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 8243 VASSAR CIRCLE,,
TAMPA, FLORIDA 33634
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before 10/14/2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this day of SEP 08 2026.
VICTOR CRIST
As Clerk of the Court
(SEAL) By Patricia Corbin
As Deputy Clerk
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.: 26-00123 CMS
V1.20140101
September 18, 25, 2026 26-03497H

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-004641**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**JORGE ANTONIO LOPEZ SIERRA; YASIEL CARLOS PEREZ SANCHEZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**
**Defendant(s)**
To the following Defendant(s):
UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY
8715 N 46TH STREET
TAMPA, FLORIDA 33617
who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
To the following Defendant(s):
JORGE ANTONIO LOPEZ SIERRA
(LAST KNOWN ADDRESS)
8715 N 46TH STREET
TAMPA, FLORIDA 33617

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

LOT 9, BLOCK 8, RE-REVISED MAP OF DRUID HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 8715 N 46TH STREET, TAMPA, FLORIDA 33617
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before 10/6/2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 31 day of August, 2026.
VICTOR CRIST
As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy Clerk
Jennifer Taylor
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
26-00345 MTB
September 18, 25, 2026 26-03457H

SECOND INSERTION

**NOTICE OF ACTION**
**CONSTRUCTIVE SERVICE BY PUBLICATION**
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
**Case No.: 26-CA-002845**
**REO ASSET DISBURSEMENT, LLC,**
**Plaintiff, vs.**
**ESTATE OF THOMAS MARTINO, as Trustee under that certain land trust dated November 2, 2009, and numbered 8701; RICHARD M. FERNANDEZ on behalf of DERRICK M. FERNANDEZ, a Minor; and ESTATE OF JUNE COTON,**
**Defendants.**
TO: RICHARD M. FERNANDEZ on behalf of DERRICK M. FERNANDEZ
Whose last known address is:
2018 E. 7th Ave.
Tampa, FL 33605

YOU ARE HEREBY NOTIFIED that an action to quiet title concerning the following property in Hillsborough County, Florida:

Lot 13 and the West ½ of closed alley abutting thereon, Block 8, ORANGE TERRACE, according to the map or plat thereof as recorded in Plat Book 10, Page 11, Public Records of Hillsborough County, Florida.
A/K/A: 8701 N. Brooks Street, Tampa, FL 33604

has been filed against you and you are required to serve a copy of your written defenses, if any, to HENRY G. GYDEN, Esq., the Plaintiffs' attorney, whose address is Gyden Law Group, 1600 E 8th Avenue, Tampa, FL 33605, on or before October 21, 2026 and file the original with the clerk of this court either before service on plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

A Verified Return of Non-Service on Defendant, RICHARD M. FERNANDEZ on behalf of DERRICK M. FERNANDEZ, was filed on September 2, 2026, DIN 17.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS.

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

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: 9/15/2026
Victor Crist
Clerk of the Court
(SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa. FL 33602
/s/ Henry G. Gyden
Henry G. Gyden, Esq.
Florida Bar No.: 0158127
Gyden Law Group
1600 East 8th Ave
Suite A200
Tampa, FL 33605
Telephone: (813) 493-4181
Facsimile: (813) 337-0244
Designated Email:
hgyden@gydenlaw.com
Sept. 18, 25; Oct. 2, 9, 2026
26-03481H

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-007165**
**MSR ASSET VEHICLE LLC,**
**Plaintiff, vs.**
**CONNOR JON RYKER, et al.**
**Defendant(s).**
TO: CONNOR JON RYKER, UNKNOWN SPOUSE OF CONNOR JON RYKER,
Whose Residence Is: 608 N LINCOLN AVE, TAMPA, FL 33609
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 4 AND THE EAST 1/2 OF ALLEY ABUTTING ON THE WEST OF LOT 4, AS SHOWN IN ORDINANCE 7993-A AND RECORDED IN OFFICIAL RECORDS BOOK 3981, PAGE 1393, MCCALLUM PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 6, 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 10/20/2026/(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.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of SEP 14 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
25-325164
September 18, 25, 2026 26-03484H

SECOND INSERTION

**Summons**
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
**Case Number: CV2026-019330**
**Zayda E Perez Lopez**
**Name of Plaintiff**
**AND**
**Cindy S Mayotte, et al.**
**Name of Defendant**
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Doe Mayotte

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED this Date: May 11, 2026
NANCY RODRIGUEZ
Clerk of Superior Court
By: A. WINKLES
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Sean Davis, at Viking Law Group, 4643 N. 24th Street, Phoenix, AZ 85016, (602)698-8900X118
CNS-4079127#
OBSERVER (FL)
Sep. 18, 25; Oct. 2, 9, 2026
26-03500H

SECOND INSERTION

**Summons**
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
**Case Number: CV2026-019330**
**Zayda E Perez Lopez**
**Name of Plaintiff**
**AND**
**Cindy S Mayotte, et al.**
**Name of Defendant**
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Cindy S Mayotte

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED this Date: May 11, 2026
NANCY RODRIGUEZ
Clerk of Superior Court
By: A. WINKLES
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Sean Davis, at Viking Law Group, 4643 N. 24th Street, Phoenix, AZ 85016, (602)698-8900X118
CNS-4076897#
OBSERVER (FL)
Sep. 18, 25; Oct. 2, 9, 2026
26-03501H

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
**CASE NO.: 26-CA-006462**
**NEWREZ LLC**
**Plaintiff(s), vs.**
**HILLSBOROUGH COUNTY, WATER RESOURCES DEPARTMENT; BRIAN SINGER; JACQUELINE MENSCH; CROSS RIVER BANK; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF FRED MENSCH AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF FRED MENSCH; THE UNKNOWN TENANT IN POSSESSION,**
**Defendant(s).**
TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF FRED MENSCH AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

PROPERTY: 10011 COWLEY COVE DR, RIVERVIEW, FL 33578LOT 6, COWLEY COVE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.TOGETHER WITH A MULTIWIDE MANUFACTURED HOME, WHICH IS PERMANENTLY AFFIXED AND ATTACHED TO THE LAND AND IS PART OF THE REAL PROPERTY AND WHICH, BY INTENTION OF THE PARTIES, SHALL CONSTITUTE A PART OF THE REALTY AND SHALL PASS WITH IT: YEAR/MAKE: 2003 LEXINGTONL X W: 56X27 & 24X13VIN #`S: 2T630217RA, 2T630217RB & 2T630217RCA.P.N. 776522512 / U-07-31-20-2UI000000-00006.0: and that certain 2003, 56X27 & 24X13 Lexington, Mobile Home Serial Number(s):2T630217RA, 2T630217RB, 2T630217RC.

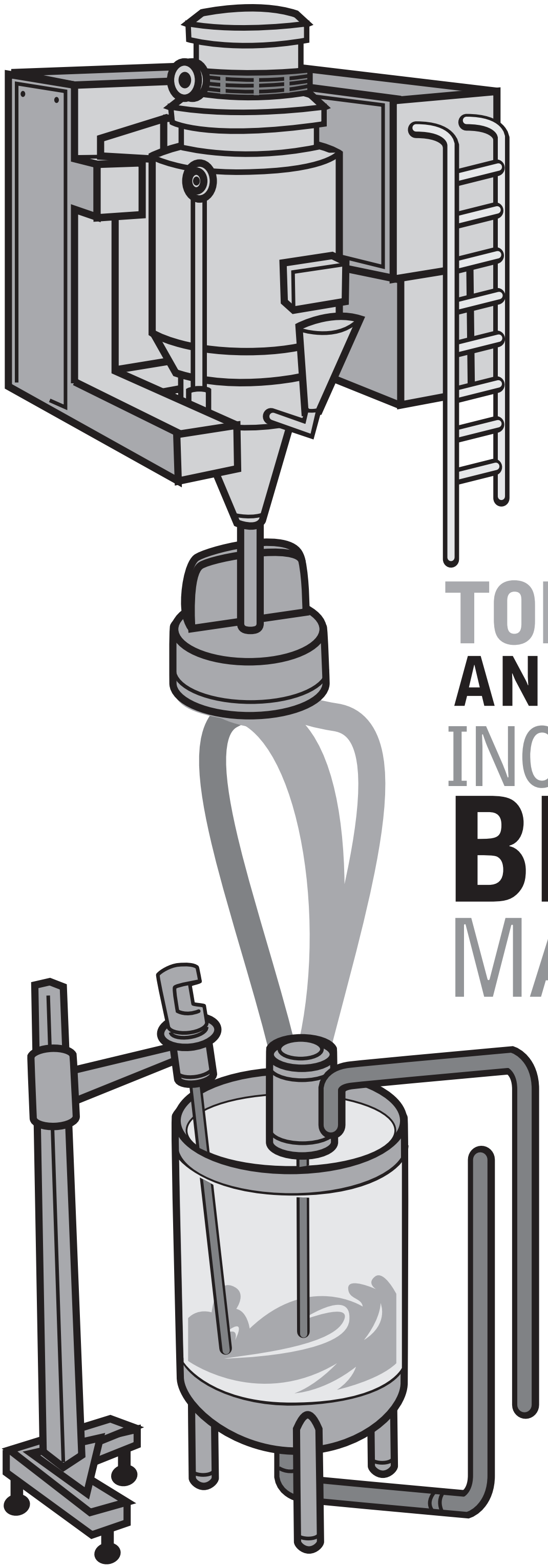
Property address: 10011 Cowley Cove Drive, Riverview, FL 33578

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, by 10/6/26 or 30 days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this the 31 day of August, 2026.
VICTOR CRIST
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-006527-1
September 18, 25, 2026 26-03496H

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Business Observer



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# TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

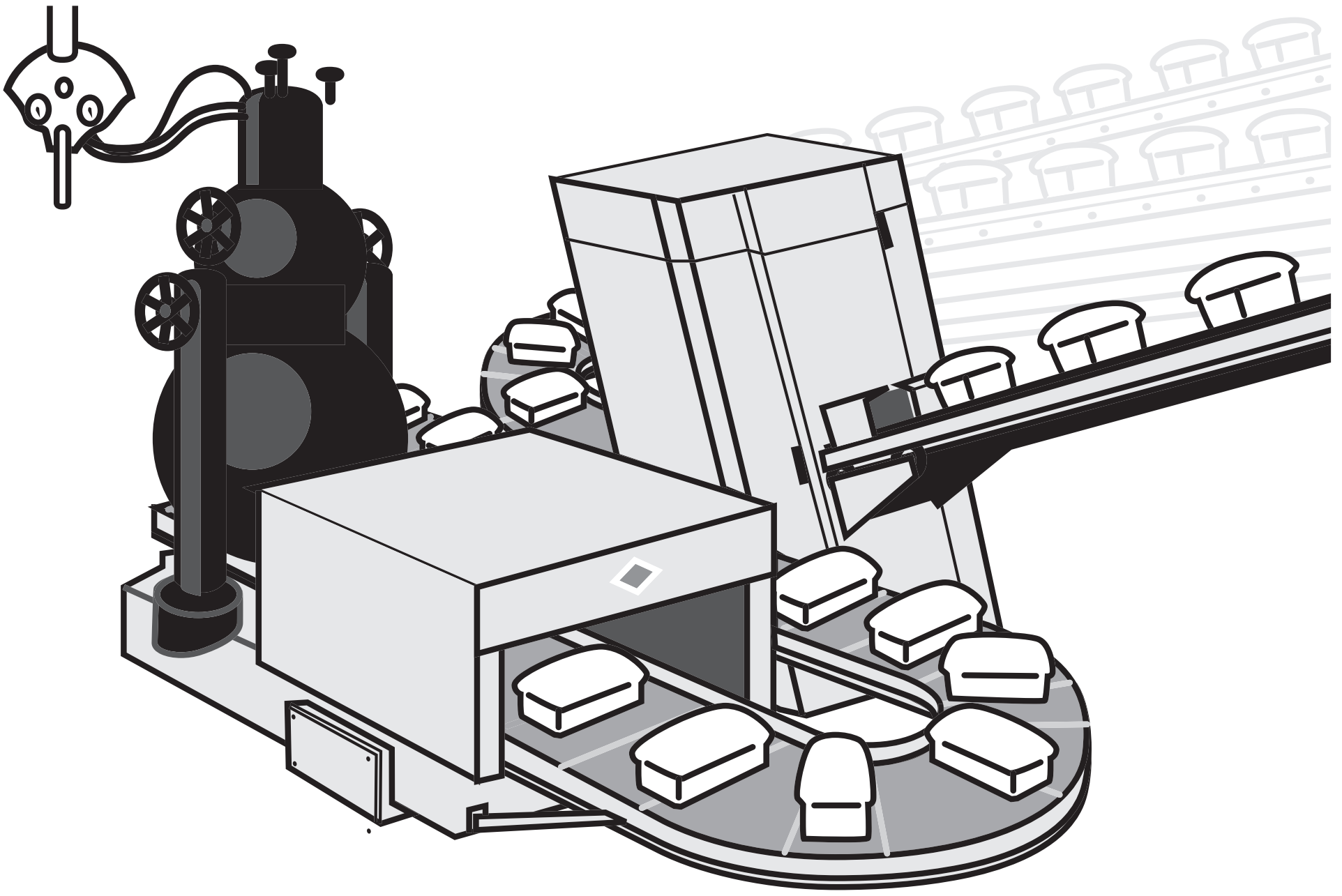
## By R.W. Grant

Illustrations by Austin McKinley

This is the legend of a man whose name
Was a household word: a man whose fame
Burst on the world like an atom bomb.
Smith was his last name; first name: Tom.

The argument goes on today.
“He was a villain,” some will say.
“No! A hero!” others declare.
Or was he both? Well, I despair;
The fight will last ‘til kingdom come;
Was Smith a hero? Or was Smith a bum?
So, listen to the story and it’s up to you
To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized
In toys. So people were surprised
When they found that he instead
Of making toys, was baking bread!
The news was flashed by CBS
Of his incredible success.
Then NBC jumped in in force,
Followed by the Times, of course.
The reason for their rapt attention,
The nature of his new invention,
The way to make bread he’d conceived
Cost less than people could believe!
And not just make it! This device
Could in addition wrap and slice!
The price per loaf, one loaf or many:
The miniscule sum of under one penny!



Can you imagine what this meant?
Can you comprehend the consequent?
The first time yet the world well fed!
And all because of Tom Smith's bread!

Not the last to see the repercussions
Were the Red Chinese, and, of course, the Russians,
For Capitalist bread in such array

Threw the whole red block into black dismay!
Nonetheless, the world soon found
That bread was plentiful the world around.
Thanks to Smith and all that bread,
A grateful world was at last well fed!

But isn't it a wondrous thing
How quickly fame is flown?
Smith, the hero of today
Tomorrow, scarcely known!
Yes, the fickle years passed by.
Smith was a billionaire.

But Smith himself was now forgot,
Though bread was everywhere.
People, asked from where it came,
Would very seldom know.

They would simply eat and ask,
'Was not it always so?"

However, Smith cared not a bit,
For millions ate his bread,
And "Everything is fine," thought he.
"I'm rich and they are fed!"

Everything was fine, he thought?
He reckoned not with fate.
Note the sequence of events
Starting on the date
On which inflation took its toll,
And to a slight extent,
The price on every loaf increased:
It went to one full cent!

A sharp reaction quickly came.
People were concerned.
White House aide expressed dismay.
Then the nation learned
That Russia lodged a sharp protest.
India did the same.
"Exploitation of the Poor!"
Yet, who was there to blame?

And though the clamor ebbed and flowed,
All that Tom would say
Was that it was but foolish talk.
Which soon would die away.
And it appeared that he was right.
Though on and on it ran,
The argument went 'round and 'round
But stopped where it began.

There it stopped, and people cried,
"For heaven's sake, we can't decide!
It's relative! Beyond dispute,
There's no such thing as 'absolute'!
And though we try with all our might,
Since nothing's ever black or white,
All that we can finally say is
'Everything one shade of grey is'!"
So people cried out, "Give us light!
We can't tell what's wrong from right!"

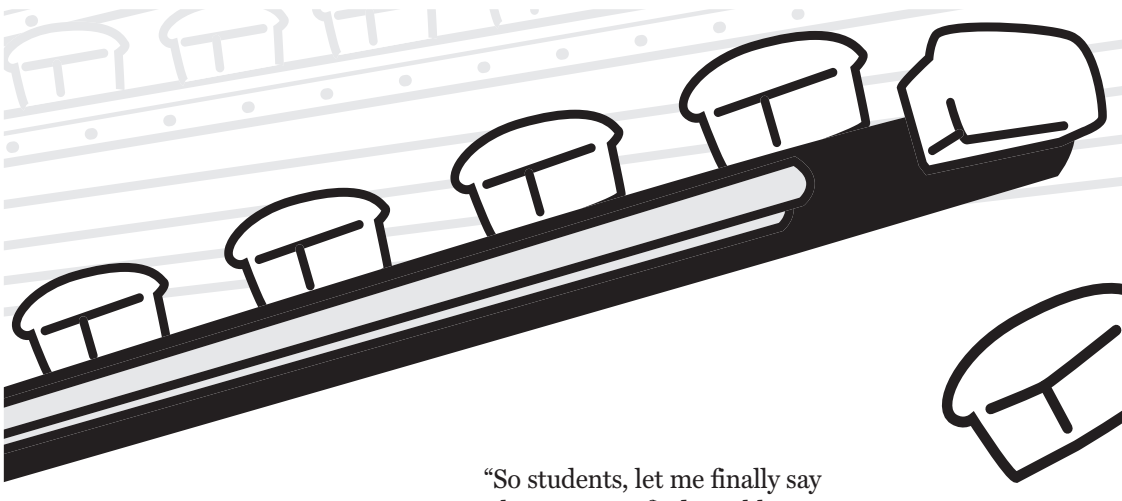
To comprehend confusion,
We seek wisdom at its source.
To whom, then did the people turn?
The Intellectuals, of course!

And what could be a better time
For them to take the lead,
Than at their International Conference
On Inhumanity and Greed.
For at this weighty conference,
Once each year we face
The moral conscience of the world—
Concentrated in one place.

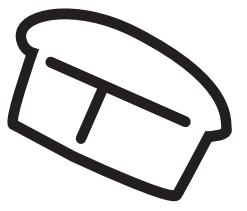
At that mighty conference were
A thousand, more or less,
Of intellectuals and bureaucrats,
And those who write the press.
And from Yale and Harvard
The professors; all aware
The fate of Smith would now be known.
Excitement filled the air!

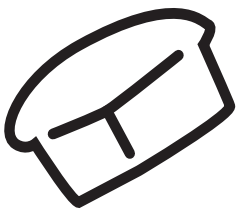
"The time has come," the chairman said
"To speak of many things:
Of duty, bread and selfishness,
And the evil that it brings.
For, speaking thus we can amend
That irony of fate
That gives to unenlightened minds
The power to create.











"Since reason tells us that it can't,
Therefore let us start
Not by thinking with the mind,
But only with the heart!
Since we believe in people, then,"
At last the chairman said,
'We must meet our obligation
To see that they are fed!"

And so it went, one by one,
Denouncing private greed;
Denouncing those who'd profit thus
From other people's need!

Then, suddenly each breath was held,
For there was none more wise
Than the nation's foremost Pundit
Who now rose to summarize:

"My friends," he said, (they all
exhaled)
'We see in these events
The flouting of the Higher Law—
And its consequence.
We must again remind ourselves
Just why mankind is cursed:
Because we fail to realize
Society comes first!

"Smith placed himself above the
group
To profit from his brothers.
He failed to see the Greater Good,
Is Service, friends, to Others!"

With boldness and with vision,
then,
They ratified the motion
To dedicate to all mankind
Smith's bread-and their devotion!

The conference finally ended.
It had been a huge success.
The intellectuals had spoken.
Now others did the rest.

The professors joined in all the
fuss,
And one was heard to lecture thus:
(For clarity, he spoke in terms
Of Mother Nature, birds and worms):

"That early birds should get the worm
Is clearly quite unfair.
Wouldn't it much nicer be
If all of them would share?
But selfishness and private greed

Seem part of nature's plan,
Which Mother Nature has decreed
For bird. But also Man?
The system which I question now,
As you are well aware,
(I'm sure you've heard the term
before
Is Business, Laissez-Faire!

"So students, let me finally say
That we must find a nobler way.
So, let us fix the race that all
May finish side-by-side;
The playing field forever flat,
The score forever tied.
To achieve this end, of course,
We turn to government-and force.
So, if we have to bring Smith do
As indeed we should,
I'm sure you will agree with me,
It's for the Greater Good!"

Comments in the nation's press
Now scorned Smith and his plunder:
'What right had he to get so rich
On other people's hunger?"
A prize cartoon depicted Smith
With fat and drooping jowls
Snatching bread from hungry babes,
Indifferent to their howls.

One night, a TV star cried out,
"Forgive me if I stumble,
But I don't think, I kid you not,
That Smith is very humble!"
Growing bolder, he leaped up,

(Silencing the cheers)
"Humility!" he cried to all—
And then collapsed in tears!

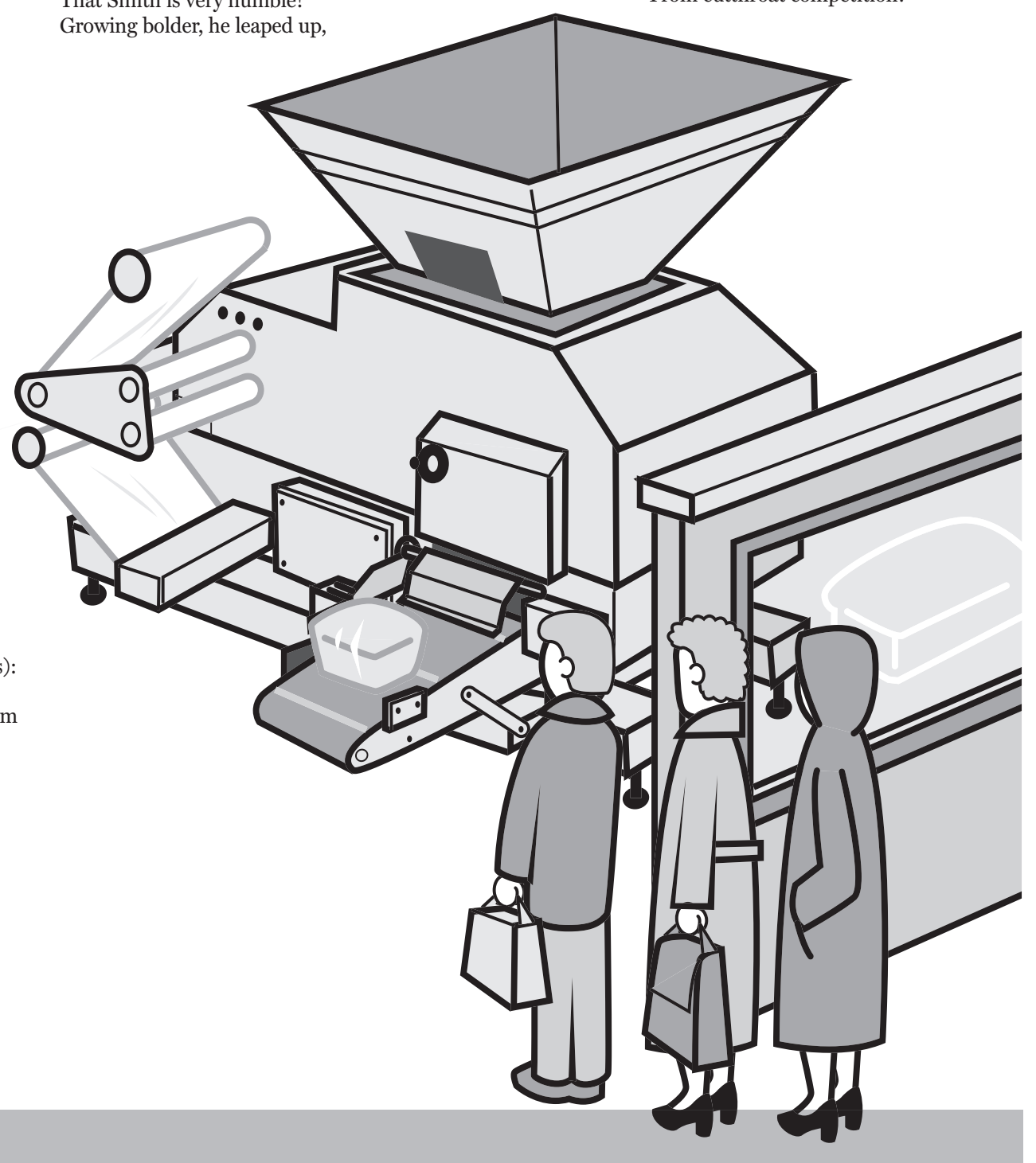
The clamor rises all about;
Now hear the politician shout:
'What's Smith done, so rich to be?
Why should Smith have more than thee?
So, down with Smith and all his greed;
I'll protect your right to need!"

Then Tom found to his dismay
That certain businessmen would say,
"The people now should realize
It's time to cut Smith down to size,
For he's betrayed his public trust
(And taken all that bread from us!)"

Well, since the Public does come first,
It could not be denied
That in matters such as this,
The public must decide.
So, SEC became concerned,
And told the press what it had learned:
"It's obvious that he's guilty
—Of what we're not aware—
Though actually and factually
We're sure there's something there!"

And Antitrust now took a hand.
Of course it was appalled
At what it found was going on.
The "bread trust" it was called.

"Smith has too much crust,"
they said. "A deplorable condition
That Robber Barons profit thus
From cutthroat competition!"



WELL!
This was getting serious!
So Smith felt that he must
Have a friendly interview
With SEC and 'Trust.
So, hat in hand, he went to them.
They'd surely been misled;
No rule of law had he defied.
But then their lawyer said:

"The rule of law, in complex times,
Has proved itself deficient.
We much prefer the rule of men.
It's vastly more efficient.

"So, nutshell-wise, the way it is,
The law is what we say it is!

"So, let me state the present rules,"
The lawyer then went on,
"These very simple guidelines
You can rely upon:
You're gouging on your prices
If you charge more than the rest.
But it's unfair competition
If you think you can charge less!
"A second point that we would make,
To help avoid confusion:
Don't try to charge the same amount,
For that would be collusion!

"You must compete—but not too much.
For if you do, you see,
Then the market would be yours—
And that's monopoly!
Oh, don't dare monopolize!
We'd raise an awful fuss,
For that's the greatest crime of all!
(Unless it's done by us!)"

"I think I understand," said Tom.
"And yet, before I go,
How does one get a job like yours?
I'd really like to know!"

The lawyer rose then with a smile;
"I'm glad you asked," said he.
"I'll tell you how I got my start
And how it came to be."

(His secretaries gathered 'round
As their boss did thus expound.)

*'When I was a lad going off to school,*
*I was always guided by this golden rule:*
*Let others take the lead in things, for heaven's sake,*
*So if things go wrong-why, then it's their mistake!"*
*(So if things go wrong-why, then it's their mistake!)*

*"Following this precept it came to pass*
*I became the president of my senior class.*
*Then on to college where my profs extolled*
*The very same theory from the very same mold!"*
*(The very same theory from the very same mold!)*

*"Let others take the chances, and I would go along.*
*Then I would let them know where they all went wrong!*
*So successful was my system that then indeed,*
*I was voted most likely in my class to succeed!"*
*(He was voted most likely in his class to succeed!)*

*"Then out into the world I went, along with all the rest,*
*Where I put my golden rule to the ultimate test.*
*I avoided all of commerce at whatever the cost—*
*And because I never ventured, then I also never lost!"*
*(And because he never ventured, then he also never lost!)*

*'With this unblemished record then, I quickly caught the eye*
*Of some influential people 'mongst the powers on high.*

*And so these many years among the mighty I have sat,*
*Having found my niche as a bureaucrat!"*
*(Having found his niche as a bureaucrat')*

*"To be a merchant prince has never been my goal,*
*For I'm qualified to play a more important role:*
*Since I've never failed in business, this of course assures*
*That I'm qualified beyond dispute to now run yours!'*
*(That he's qualified beyond dispute to now run yours!)*

"Thanks; that clears it up," said Tom.

The lawyer said, "I'm glad!
We try to serve the public good.
We're really not so bad!

"Now, in disposing of this case,
If you wish to know just how,
Go up to the seventh floor;
We're finalizing now!"

So, Tom went to the conference room
Up on the seventh floor.
He raised his hand, about to knock,
He raised it—but no more—
For what he overheard within
Kept him outside the door!
A sentence here, a sentence there—
Every other word—
He couldn't make it out (he hoped),
For this is what he heard:

"Mumble, mumble, let's not fumble!
Mumble, mumble, what's the charge?
Grumble, grumble, he's not humble?
Private greed? Or good of all?

"Public Interest, Rah! Rah! Rah!
Business, Business, Bah! Bah! Bah!

"Say, now this now we confess
That now this now is a mess!
Well now, what now do we guess?
Discharge? Which charge would be best?

"How 'bout 'Greed and Selfishness'?
Oh, wouldn't that be fun?
It's vague enough to trip him up
No matter what he's done!

'We don't produce or build a thing!
But before we're through,
We allow that now we'll show Smith how
We handle those who do!

'We serve the public interest;
We make up our own laws;
Oh, golly gee, how selflessly
We serve the public cause!

"For we're the ones who make the rules
At 'Trust and SEC,
So bye and bye we'll get that guy;
Now, what charge will it be?

"Price too high? Or price too low?
Now, which charge will we make?
Well, we're not loath to charging both
When public good's at stake!

"But can we go one better?
How 'bout monopoly?
No muss, no fuss, oh clever us!
Right-O! Let's charge all three!

"But why stop here? We have one more!
Insider Trading! Number four!
We've not troubled to define
This crime in any way so,
This allows the courts to find
Him guilty 'cause we say so!"

So, that was the indictment.
Smith's trial soon began.
It was a cause célèbre
Which was followed' cross the land.
In his defense Tom only said,
"I'm rich, but all of you are fed!
Is that bargain so unjust
That I should now be punished thus?"

Tom fought it hard all the way.
But it didn't help him win.
The jury took but half an hour
To bring this verdict in:

"Guilty! Guilty! We agree!
He's guilty of this plunder!
He had no right to get so rich
On other people's hunger!"

"Five years in jail!" the judge then said.
"You're lucky it's not worse!
Robber Barons must be taught
Society Comes First!
As flies to wanton boys," he leered,
"Are we to men like these!
They exploit us for their sport!
Exploit us as they please!"

The sentence seemed a bit severe,
But mercy was extended.
In deference to his mother's pleas,
One year was suspended.
And what about the Bread Machine?
Tom Smith's little friend?
Broken up and sold for scrap.
Some win. Some lose. The end.

## EPILOGUE

Now, bread is baked by government.
And as might be expected,
Everything is well controlled—
The public well protected.

True, loaves cost ten dollars each.
But our leaders do their best.
The selling price is half a cent.
Taxes pay the rest!

