Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Mangold F&I Management LLC desiring to engage in business under the fictitious name Mangold F&I Partners located at 17902 Burnt Oak Ln, Lithia FL 33547 intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

October 2, 2026 26-03619H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that EVFMX USA LLC, OWNER, desiring to engage in business under the fictitious name of VANTA MOBILITY located at 5024 UCETA RD, TAMPA, FLORIDA 33619 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.

October 2, 2026 26-03654H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that CASA CUP, LLC, OWNER, desiring to engage in business under the fictitious name of CASA COURTYARD located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 33602 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.

October 2, 2026 26-03678H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that CASCADING CREATION INVESTMENTS, INC., OWNER, desiring to engage in business under the fictitious name of REFRESH RECOVERY HOMES 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.

October 2, 2026 26-03679H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/16/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 11972 ACAD mobile home bearing vehicle identification number AF5208F and all personal items located inside the mobile home. Last Tenant: Miguel Angel Vera Martinez. Sale to be held at: Jersey MHP LLC, 111 E. Linebaugh Avenue, Suite A, Tampa, Florida 33612 (813)-935-3578.

October 2, 9, 2026 26-03728H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that SOUTHERN VETERINARY PARTNERS, LLC, 202 N. Rome Avenue, Unit D110, Tampa, FL 33606, is desiring to engage in business under the fictitious name of Livewell Animal Hospital of Hyde Park, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

October 2, 2026 26-03699H

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 Ace Handyman Services of West Tampa located at 7949 Ulmerton Road in the City of Largo, Pinellas, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of September, 2026

Neighborhood Ace Pros LLC

October 2, 2026 26-03667H

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 Stahl Counseling located at 12442 Midpointe Dr in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of September, 2026

Jonathan J. Stahl

October 2, 2026 26-03668H

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 Spekter Technologies, LLC located at 14252 Swiss Bridge Drive in the City of Riverview, Hillsborough, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of September, 2026

Anchor Technology AI Resources, LLC

October 2, 2026 26-03669H

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 Better Buzz Coffee Roasters located at 1402 W Brandon Blvd 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 24th day of September, 2026

Jennifer Maglio

October 2, 2026 26-03644H

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 SHARKEY'S CUTS FOR KIDS located at 13136 N. Dale Mabry Hwy in the City of Tampa, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of September, 2026

Priceless Cuts LLC

October 2, 2026 26-03693H

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 MICHAEL BRIAN PENKA located at 1015 Neptune Drive, Lot 28 in the City of Ruskin, Hillsborough, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of September, 2026

Michael B Penka

October 2, 2026 26-03694H

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 CoverageCounsel located at 7402 North 56th Street, Suite 810 PMB 1013 in the City of Tampa, Hillsborough, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of September, 2026

Tyler Vaughn

October 2, 2026 26-03682H

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 Dris Stephen located at 109 Harbor Village Ln 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 28th day of September, 2026

Idrissa Stephen

October 2, 2026 26-03684H

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 Peej Home located at 777 N Ashley Drive, Unit 1416 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of September, 2026

Patrick Gray

October 2, 2026 26-03689H

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 Badger and Bell Publishing located at 3505 58th Ave N #98 in the City of St. Petersburg, Hillsborough, FL 33714 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of September, 2026

Matthew Poling

October 2, 2026 26-03681H

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 Monroe Realty Associates located at 509 S 57th Street in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of October, 2026

Bradford P Monroe, PA

Bradford P Monroe

October 2, 2026 26-03729H

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 Meridian Gulf Trading located at 400 N Ashley Dr Ste 1900 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of September, 2026

AM Project Consulting LLC

Anthony McGaddye

October 2, 2026 26-03664H

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 Brandon Area Bar and Professional Association located at 745 W. Lumsden Rd. 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 28th day of September, 2026

Brandon Area Bar Association, Inc.

David F. Hines, President

October 2, 2026 26-03683H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/16/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1965 HILLC mobile home vehicle identification numbers 47X121913F and all personal items located inside the mobile home. Last Tenant: Rakea Onietha Amara Palmer, Ricky Palmer a/k/a Rickie Palmer, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Ricky Palmer a/k/a Rickie Palmer, Unknown Party or Parties in Possession. Sale to be held at: Jersey MHP LLC, 111 E. Linebaugh Avenue, Suite A, Tampa, Florida 33612 (813)-935-3578.

October 2, 9, 2026 26-03709H

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 Pilates BubbleBarr, located at 6052 Yeats Manor Drive, in the City of Tampa, County of Hillsborough, State of FL, 33616, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 1 of October, 2026.

Angela Williams

6052 Yeats Manor Drive

Tampa, FL 33616

October 2, 2026 26-03719H

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 CHEEZY DOGGO located at 3805 S Randall St in the City of Tampa, Hillsborough, FL 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of September, 2026

KERNEL KITCHEN LLC

Shihao Wen

October 2, 2026 26-03653H

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 Princess the Doll located at 10312 Bloomingdale Ave Ste 108 PMB 183 in the City of riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of September, 2026

Jordan B Saylor

October 2, 2026 26-03718H

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 Twin Peaks located at 136 Brandon Town Ctr Dr 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 29th day of September, 2026

Summit Twin Restaurant

Brandon FL, LLC

October 2, 2026 26-03717H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the New Port Tampa Bay Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at 5120 Marina Way, Tampa, Florida, 33611 at 11:00 a.m. unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meetings. 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.

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

Jane Gaarlandt, District Manager

October 2, 2026 26-03628H

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 JEDI Project & Delivery Consulting located at 3501 Bessie Coleman Boulevard, Unit 26766 in the City of Tampa, Hillsborough, FL 33623 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of September, 2026

JEDI Movements LLC

Giovanni Ashman

October 2, 2026 26-03666H

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 JES logistics & transportation, located at 13632 Wildgrass meadow drive, in the City of Riverview, County of Hillsborough, State of FL, 33578, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 25 of September, 2026.

JLY LOGISTICS & TRANSPORTATION, LLC

13632 Wildgrass meadow drive

Riverview, FL 33578

October 2, 2026 26-03663H

FIRST INSERTION

INVITATION TO BID

SEMA Construction, Inc. invites all Tampa Port Authority, Hillsborough County, City of Tampa, SBE Subcontractors and Suppliers to bid on the following project:

Berth 266 Bulkhead Construction (Metro Port)

PROJECT NO. 26-00726

SCOPE OF WORK - The general scope for Contract No. 26-00726 consists of but not limited to the following: 1. Excavation of upland soil to remove surcharge on existing bulkhead 2. Cut existing Bulkhead down to water line 3. Demolish existing concrete wharf 4. Install new Bulkhead wall and tie backs 5. Install Water lines and boxes 6. Install new fencing and bollards. Plans and specifications are available for review at our office. Please submit your proposal in written form by **Wednesday, October 7th, 2026, to SEMA Construction, Inc. At the Following Email Addresses zdecker@sema.in or estimating.fl@semaconstruction.com**

All interested parties should contact Estimating at phone: 407-563-7900 with any questions.

October 2, 2026 26-03727H

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. Martinez, Deisy Washing Machine Tubs and Parts; Sale is subject to cancellation in the event of settlement between owner and obligated party.

October 2, 9, 2026 26-03639H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of LEAH ANN GRIFFIN will, on October 14, 2026, at 10:00 a.m., at 3511 Cranberry Knoll Road, Lot #290, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1982 CELT MOBILE HOME,
VIN: KBFLSNA243156,
TITLE NO.: 0022196568, and
VIN: KBFLSNB243156,
TITLE NO.: 0022196567
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail,
Suite 500
Sarasota, Florida 34236
(PO#3326-3628)

October 2, 9, 2026 26-03688H

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV4680

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Waterleaf Community Development District ("District") hereby gives notice of its intent to develop Rule No. 1 related to parking and parking enforcement on District property, with penalties including but not necessarily limited to towing ("Policy"). The purpose and effect of this Policy is to provide for efficient and effective operations of the District as provided by Section 190.035, Florida Statutes. Specific legal authority for the District to adopt the proposed Policy include Chapters 120 and 190, Florida Statutes, as amended, and specific laws implemented include, but are not limited to, Sections 190.011, 190.011(5), 190.012(2)(d), 190.012(3), 190.035(2), and 120.54, Florida Statutes.

A public hearing on the adoption of the proposed Policy will be conducted by the District on **Wednesday, November 18, 2026, at 6:00 p.m., at the Riverview Public Library, 9951 Balm Riverview Road, Riverview, Florida 33569.**

A copy of the proposed Policy and any material proposed to be incorporated by reference may be obtained by contacting the District Manager, Richard McGrath, at c/o Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, by phone during regular business hours at (813) 344-4844, or by e-mail at rmcgrath@gms-tampa.com.

Richard McGrath, District Manager
Waterleaf Community Development District
October 2, 2026 26-03627H

FIRST INSERTION

NOTICE OF WORKSHOP DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

The Diamond Hill Community Development District's Board of Supervisors will hold a workshop on Friday, October 9, 2026, at 3:00 p.m. at 2902 Copper Height Ct., Valrico, Florida 33594.

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

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

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

Alba Sanchez, District Manager
October 2, 2026 26-03622H

FIRST INSERTION

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

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on October 15, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

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

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

Stephanie DeLuna, District Manager
October 2, 2026 26-03625H

FIRST INSERTION

VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Varrea North Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 11:30 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://varreanorthcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. 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.

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

District Manager
October 2, 2026 26-03674H

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Gas Worx Community Development District

Notice is hereby given to the public and all landowners within the Gas Worx Community Development District (the **"District"**), comprised of approximately 29.162 acres in the City of Tampa in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 3, 2026
Time: 1:30 p.m.
Place: The Offices of Kettler
1906 North Avenida Rebublica de Cuba
Tampa, FL 33605

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Bryan Radcliff, District Manager
October 2, 9, 2026 26-03704H

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Balm Grove Community Development District

Notice is hereby given to the public and all landowners within the Balm Grove Community Development District (the **"District"**), comprised of approximately 509.769 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Thursday, November 5, 2026
Time: 2:00 p.m.
Place: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Charlotte Sonetirot, District Manager
October 2, 9, 2026 26-03623H

FIRST INSERTION

VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Varrea South Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://varreasouthcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. 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.

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

District Manager
October 2, 2026 26-03673H

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the North Park Isle Community Development District

Notice is hereby given to the public and all landowners within the North Park Isle Community Development District (the **"District"**), comprised of approximately 523.614 acres in the City of Plant City located in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing one (1) member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Thursday, November 5, 2026
Time: 2:00 p.m.
Place: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Charlotte Sonetirot, District Manager
October 2, 9, 2026 26-03624H

FIRST INSERTION

Notice of Meetings Fiscal Year 2026/2027 Panther Trace II 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 Panther Trace II Community Development District shall be held at **6:30 p.m. at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33569.** The meeting dates are as follows:

October 26, 2026
November 30, 2026
January 18, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027 (w/FY 2028 Budget Public Hearing)
August 23, 2027
September 27, 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 Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, 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 DPFG Management and Consulting, LLC at (321) 263-0132. 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.

Vesta District Services, District Management
October 2, 2026 26-03652H

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

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
HARBOR 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 Harbor Bay Community Development District will hold their meetings for Fiscal Year 2026-2027 on the third Thursday of every month at 6:00 p.m. at the Mirabay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, FL 33572 unless otherwise indicated as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571.

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 these meetings is asked to advise the District Office at 813-933-5571 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 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.

Lynn Hayes, District Manager
October 2, 2026 26-03621H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Park Place Community Development District has scheduled their Fiscal Year 2026/2027 Regular Board Meetings on the following dates to be held at **The Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626 at 11:00 a.m.:**

FISCAL YEAR 2026/2027

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

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

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

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

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

Angel Montagna, District Manager
October 2, 2026 26-03686H

FIRST INSERTION

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 27, 2026 *	10:30 a.m.
November 24, 2026 *	10:30 a.m.
December 22, 2026	10:30 a.m.
January 26, 2027	6:00 p.m.
February 23, 2027	6:00 p.m.
March 23, 2027	10:30 a.m.
April 27, 2027	10:30 a.m.
May 25, 2027	6:00 p.m.
June 22, 2027	10:30 a.m.
July 27, 2027	10:30 a.m.
August 24, 2027 *	6:00 p.m.
September 28, 2027	10:30 a.m.

All meetings with * will be held at the Rizzetta Office located at 2700 S Falkenburg Rd Riverview, FL 33578

All other meetings will be held at the Riverview Public Library, 9951 Balm Riverview Rd, Riverview, Florida 33569.

October 2, 2026 26-03677H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
NOTICE IS HEREBY GIVEN THAT ON 10/26/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.
NAME: A & D AUTO BODY SHOP INC NMTKHMBX8NR146510 2022 TOYT 9959.67 TEL: 813-697-1791 MV: MV116320 LOCATION: 5806 BARRY LN, TAMPA, FL 33634 /
NAME: CACHIMBA BODYSHOP LLC 1C4RDJDG6NC104135 2022 DODG 12856.00 TEL: 813-697-1791 MV: MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614 /
NAME: PIPO COLLISION CENTER INC 5XYRL4JC4SG403619 2025 KIA 10549.63 TEL: 813-697-1791 MV: MV116098 LOCATION 7216 BENJAMIN RD TAMPA, FL 33634 /
NAME: AUTOMOTIVE LL87 LLC 5XXG14J26PG215216 2023 KIA 11470.56 TEL: 813-697-17 MV: MV115698 LOCATION: 5510 N HIMES AVE, TAMPA, FL 33614 /
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/
October 2, 2026 26-03659H

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the South Creek Community Development District

Notice is hereby given to the public and all landowners within the South Creek Community Development District (the **"District"**), comprised of approximately 133.972 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Thursday, November 5, 2026
Time: 2:00 p.m.
Place: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at the Offices of Inframark. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at 813-873-7300 at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Deborah Wallace, District Manager
October 2, 9, 2026 26-03703H

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Spencer Creek Community Development District

Notice is hereby given to the public and all landowners within the Spencer Creek Community Development District (the **"District"**), comprised of approximately 203.855 acres in Hillsborough County, advising that a landowners' meeting will be held for the purpose of electing one (1) member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Thursday, November 5, 2026
Time: 2:00 p.m.
Place: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Deborah Wallace, District Manager
October 2, 9, 2026 26-03702H

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING DATES
LIVE OAK No.1 COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of Live Oak No. 1 Community Development District will hold their meetings for Fiscal Year 2027 at the Live Oak Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida, at 10:00 a.m. on the third Tuesday of every other month as indicated below:

October 20, 2026
December 15, 2026
February 16, 2027
April 20, 2027 (Budget Approval)
June 15, 2027
August 17, 2027 (Budget Public Hearing)

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

October 2, 2026 26-03620H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002910
IN RE: ESTATE OF
ROBERT A. PARKER
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: ROBERT A. PARKER, File Number 2026-CP-002910.

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 address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, 800 E. Twiggs St., Tampa, FL, 33602.

Date of death of the decedent is: 07/27/2026.

The date of first publication of this notice is: 10/02/2026.

The second week of publication is: 10/09/2026.

Personal Representative(s):
Allan Michael Harris Parker
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
Telephone: (863) 250-2990
October 2, 9, 2026 26-03662H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002852
IN RE: ESTATE OF
SYLVIA FLORIO,
Deceased.

The administration of the estate of SYLVIA FLORIO, Deceased, whose date of death was June 6, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 2, 2026.

Personal Representative
Roxanne Hessemer
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
October 2, 9, 2026 26-03713H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002968
IN RE: ESTATE OF
FRED THOMAS,
Deceased.

The administration of the estate of FRED THOMAS, 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 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 2, 2026.

MICHELLE DUMAINE,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
October 2, 9, 2026 26-03724H

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

NOTICE OF FISCAL YEAR 2027 MEETING SCHEDULE
WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterchase Community Development District will hold meetings for Fiscal Year 2027 at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida at 6:00 p.m. on the second Monday of each month as indicated below:

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 Board has amended their workshop schedule to discuss various District matters during the year at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida at 8:00 p.m. on the fourth Monday unless otherwise indicated below:

October 26, 2026 (Monday @ 8:00 pm - Joint HOA/CDD workshop)
November 19, 2026 Thursday @ 8:00 pm - Joint HOA/CDD workshop)
December 21, 2026 (Third Monday due to Holidays)
January 21, 2027 (Thursday @ 6:00 pm - joint HOA/CDD workshop)
February 22, 2027 (Monday @ 8:00 pm)
March 22, 2027 (Monday at 8:00 pm)
April 22, 2027 (Thursday @ 6:00 pm - joint HOA/CDD workshop)
May 17, 2027 (Third Monday due to Holiday at 8:00 pm)
June 28, 2027 (Monday @ 8:00 pm
July 22, 2027 (Thursday @ 6:00 pm - joint HOA/CDD workshop)
August 23, 2027 (Monday @ 8:00 pm)
September 27, 2027 (Monday @ 8:00 pm)

Meetings may be continued to a date, time and location to be specified on the record at the meetings without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings and workshops because of a disability orphysical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meetings or workshops. 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 these meetings and workshops is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lee Graffius, District Manager
October 2, 2026 26-03687H

FIRST INSERTION

Notice of Special Board of Supervisors Meeting and
Attorney-Client Session Shade Meeting
of the Timber Creek Community Development District

The Board of Supervisors (the **"Board"**) of the Timber Creek Community Development District (the **"District"**) will hold a special meeting and an attorney-client session on Wednesday October 7, 2026, at 6 p.m. at the Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview FL 33578.

After the commencement of the special board meeting, the Board will hold an attorney-client session, which will be closed to the public, pursuant to the provisions of Section 286.011(8), Florida Statutes. During the attorney-client session, the Board will meet in private with its attorneys to discuss pending litigation to which the District is presently a party with respect to the case styled TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT v. HARDSCAPES 2, INC, d/b/a CORNERSTONE SOLUTIONS GROUP, NATIONAL POOLS OF PASCO, INC, SHARP DESIGN STUDIO, and G.B. COLLINS ENGINEERING, P.A., Case No. 26-CA-010136, which was filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida.

The subject matter of the attorney-client session will be confined to settlement negotiations and strategy sessions related to litigation expenditures in connection with the lawsuit. The entire attorney-client session will be recorded by a certified court reporter whose notes will be fully transcribed and filed with the District's secretary/clerk and shall be made part of the public record upon conclusion of the litigation.

The following persons are expected to be in attendance at the attorney-client session: Board members David Hutchinson, Tim Webb, Claude Neidlinger, and Paul Murray; Special Litigation Counsel to the District Patrick J. Poff; District Manager Rachel Welborn; District Counsel Vivek Babbar; and a Court Reporter.

The attorney-client session is expected to last approximately 1.5 hours. At the conclusion of the attorney-client session the Board meeting will be re-opened. A copy of the Agenda will be posted on the District's website https://www.timbercreekcdd.com/ or may be obtained by contacting the District Manager's office via email at RWelborn@rizzetta.com or via phone at 813-533-2950.

Board members, District staff, or the District's consultants may participate virtually using communications media technology. Virtual participation is not available for members of the general public.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Rachel Welborn, District Manager
October 2, 2026 26-03626H

FIRST INSERTION

CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services
Hillsborough County, Florida

Cypress Creek of Hillsborough County Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Cypress Creek of Hillsborough County Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Friday, October 9, 2026, at 12 p.m. at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, for the sum of $100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Community Asset Manager shall be the contact person regarding the Project Manual. Mr. John Toborg can be reached by email at jtoborg@rizzetta.com with a copy to Matthew Mironchik, mmironchik@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Friday, October 16, 2026, at 11:00 a.m., at the Cypress Creek Clubhouse located at 7154 Trent Creek Drive, Sun City Center, Florida 33573. Failure to attend the entire meeting will preclude the District's consideration of a proposal submitted by a non-attending proposer. No one will be admitted after 11:00 a.m. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. Falkenburg office at the address stated above until Wednesday, October 21, 2026, at 12:00 p.m.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Cypress Creek of Hillsborough County CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for an initial one-year term along with an option for three (3) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on Tuesday, November 24, 2026, at 7:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, Florida 33572 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg, jtoborg@rizzetta.com and a copy to Matthew Mironchik at mmironchik@rizzetta.com, no later than Tuesday, October 27, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Wednesday October 28, 2026.

Firms desiring to provide services for this project must submit one (1) original, six (6) hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 11:00 a.m. (EST) on November 6, 2026, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, Attention: John Toborg. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals must be delivered via FedEx, UPS, Courier, or hand delivered. This office location does not receive US Mail. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 993-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Cypress Creek of Hillsborough County Community Development District
Matthew O'Nolan, District Manager monolan@rizzetta.com
October 2, 2026 26-03701H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002317
Division: A
IN RE: ESTATE OF
JACA GORDON CHRISTIAN DEPRIEST
Deceased.

The administration of the Estate of Jaca Gordon Christian DePriest, deceased, whose date of death was June 14, 2026 is pending in the Thirteenth Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the physical address of which is 800 E. Twiggs St. Tampa, FL 33602, and which mailing address is P.O. Box 3360, Tampa, FL 33601. The file number for the estate is 26-CP-002317 and the division is Division A. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the 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 (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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 October 2, 2026.

Personal Representative:
Catherine Caldwell
33 Nikki Way
Marshall, North Carolina 28753
Attorney for Personal Representative:
/s/ Ashley Ivanov, Esq.
Ashley Willis Ivanov, Esq.
Florida Bar No. 0115496
The Law Office of Ashley Ivanov, P.A.
5668 Fishhawk Crossing Blvd., No. 177
Lithia, Florida 33547
Telephone: (813) 436-0288
law@ashleyivanov.com
service@ashleyivanov.com
Attorney for the Personal Representative
October 2, 9, 2026 26-03658H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003139
Division PROBATE
IN RE: ESTATE OF
WILLIAM EUGENE ARKIN
Deceased.

The administration of the estate of William Eugene Arkin, 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 800 East Twiggs Street, Tampa, FL 33602.

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

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

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

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

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

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

The date of first publication of this notice is Oct. 2, 2026

Personal Representative:
Richard William Arkin
13927 Natures Reserve Dr.
Lithia, Florida 33547
Attorney for Personal Representative:
Teresa K. Bowman, Esq.
Attorney for Personal Representative
Florida Bar Number: 0021453
Teresa K. Bowman P.A.
3277 Fruitville Rd.,
Suite D-2
SARASOTA, FL 34237
Telephone: (941) 735-5200
Fax: (941) 234-0604
E-Mail: tkbowman@tkbowmanpa.com
Secondary E-Mail:
liz@tkbowmanpa.com
October 2, 9, 2026 26-03633H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002730
Div: O
In Re: The Estate of
Gregory W. Lewis Sr.,
Deceased.

The administration of the estate of Gregory W. Lewis Sr., deceased, whose date of death was June 21st, 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 October 2, 2026.

Personal Representative:
Gregory W. Lewis II
1303 E. Laura St.
Plant City, FL 33563
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
October 2, 9, 2026 26-03714H

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-003264
In Re: The Estate of
VIRGINIA HERRERA,
Deceased.

The administration of the estate of VIRGINIA HERRERA, deceased, whose date of death was July 22, 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 October 2, 2026.

Personal Representative:
Francisco Montalvo Jr.
10412 Meadow Spring Dr.
Tampa, Florida 33647
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
October 2, 9, 2026 26-03638H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003186
Division B
Probate and Guardianship
IN RE: ESTATE OF
JAMES RONALD GOLDSTEIN
a/k/a JAMES GOLDSTEIN,
Deceased.

The administration of the estate of JAMES RONALD GOLDSTEIN a/k/a JAMES GOLDSTEIN, deceased, whose date of death was JULY 21st, 2026; File Number 26-CP-003186, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate 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 Friday, October 2nd, 2026.

Personal Representatives:
Laura Marie Goldstein
1205 Cedar Tree Lane
Seffner, FL 33584
Attorney for Personal Representative:
Tracy Stape Atkinson, Esq.
Florida Bar No. 64777
401 E. Jackson St., Suite 2340
Tampa, Fl 33602
Phone: 813-751-2666
October 2, 9, 2026 26-03660H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3283
IN RE: ESTATE OF ROSA LEE JONES
Deceased.

The administration of the estate of Rosa Lee Jones, deceased, whose date of death was July 31, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 204, 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 October 2, 2026.

Personal Representative:
Blanche Copeland
27816 Austin Woods Drive
Dade City, Florida 33525

Attorney for Personal Representative:
Denise A. Welter, Esquire, Attorney
Florida Bar Number: 585769
2312 Cypress Cove, Suite 101
Wesley Chapel, Florida 33544
Telephone: (813) 736-9080
E-Mail: info@welterlawoffice.com
SecondaryE-Mail:
service@welterlawoffice.com
October 2, 9, 2026 26-03712H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-3110
IN RE: ESTATE OF PATRICIA LOUISE MARNATTI a/k/a PATRICIA L. MARNATTI
Deceased.

The administration of the estate of PATRICIA LOUISE MARNATTI, deceased, whose date of death was July 10, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 2, 2026.

Personal Representative:
MICHAEL WEAKLAND
2011 Blue Mountain Parkway
Harrisburg, Pennsylvania 17112

Attorney and Personal Representative:
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com
October 2, 9, 2026 26-03670H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-3308
IN RE: ESTATE OF LINDA JOYCE MANNING
Deceased.

The administration of the estate of LINDA JOYCE MANNING, deceased, whose date of death was July 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 2 October, 2026.

Personal Representative:
DAVID A. MANNING
2020 Lakeview Drive
Apt. No. 201
Clearwater, Florida 33763

Attorney and Personal Representative:
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com
October 2, 9, 2026 26-03671H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003315
IN RE: ESTATE OF SANDRA AGUILAR,
Deceased.

The administration of the estate of SANDRA AGUILAR, deceased, whose date of death was April 28, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 2, 2026.

JACLYN ALEXANDRA HERNANDEZ
Personal Representative
411 Champagne Lane
Brandon, FL 33511

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
October 2, 9, 2026 26-03672H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003339
IN RE: ESTATE OF CEDRIC ALPHONSO PINNOCK, JR.,
Deceased.

The administration of the estate of CEDRIC ALPHONSO PINNOCK, JR., deceased, whose date of death was October 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 2, 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
October 2, 9, 2026 26-03680H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002161
IN RE: ESTATE OF ROBERT LEE JONES, JR.,
Deceased.

The administration of the estate of ROBERT LEE JONES, JR., deceased, whose date of death was March 29, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 2, 2026.

GRACIE WILLIAMS
Personal Representative
4103 East Diana Street
Tampa, FL 33610

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
October 2, 9, 2026 26-03643H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003142
Division O
Florida Bar No. 144663
IN RE: ESTATE OF KEITH G. NAIL
Deceased.

The administration of the estate of KEITH G. NAIL, deceased, whose date of death was July 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 OCTOBER 2, 2026.

Personal Representative
Name: FLETCHER D. NAIL
Address: 17856 86TH St. N.,
Loxahatchee, FL 33470

Attorney for Personal Representative
Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
October 2, 9, 2026 26-03657H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002956
IN RE: ESTATE OF FREDDA LYNN FATAH,
Deceased.

The administration of the estate of FREDDA LYNN FATAH, deceased, whose date of death was June 5, 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 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: October 2, 2026.

MICHAEL HOVATTER
Personal Representative
905 Bluewater Drive
Sun City Center, FL 33573

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
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Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
October 2, 9, 2026 26-03634H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-003338
IN RE: ESTATE OF GABRIEL ANTONIO THOMPKINS, II,
Deceased.

The administration of the estate of Gabriel Antonio Thompkins, II, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 October 2, 2026.

MIKEISHA LASHAE WILKS
Personal Representative
3905 Radiant Mountain Drive
Plant City, FL 33565

/s/ Hung V. Nguyen
HUNG V. NGUYEN, ESQUIRE
Florida Bar Number: 597260
THE NGUYEN LAW FIRM
Attorneys for Personal Representative
2020 Ponce de Leon Blvd., Suite 1105-B
Coral Gables, FL 33134
Phone: (786) 600-2530
Fax: (844) 838-5197
E-Mail: hung@nguyenlawfirm.net
October 2, 9, 2026 26-03698H

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 / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002589
IN RE: ESTATE OF DANIEL JAMES WINIARSKI,
Deceased.

The administration of the estate of DANIEL JAMES WINIARSKI, deceased, whose date of death was May 21, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 2, 2026.

Personal Representative
Christiane Cimon
11513 Ivy Flower Loop
Riverview, FL 33578

Attorney for Personal Representative
Agnes Mombrun Geter, Esq.
Florida Bar No. 77001
MOMBRUN LAW, PLLC
2850 34th St N, #350
St. Petersburg, FL 33713
agnes@mombrunlaw.com
October 2, 9, 2026 26-03632H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3011
IN RE: ESTATE OF ALYSSA M ARNETTE
Deceased.

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 October 2, 2026.

Personal Representative:
/s/ Irma Arnette
Irma Arnette
PO Box 681642
San Antonio, TX, 78268

Attorney for Personal Representative:
/s/ Jonathon C. Elgin
Jonathon C. Elgin
Email Addresses:
elgin@semrohenry.com
fldocs@semrohenry.com
Florida Bar No. 1003247
12858 Banyan Creek Dr Suite 102
Fort Myers, Florida, 33908
Telephone: 239-955-3175
October 2, 9, 2026 26-03661H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003300
IN RE: ESTATE OF NAHIDA SULTANA BRISTY,
Deceased.

The administration of the estate of NAHIDA SULTANA BRISTY, deceased, whose date of death was April 26, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 2, 2026.

Personal Representative:
ZAHID HASAN PRANTO
Apt 402, House 215, Road 12
Block B, Section 12
Mirpur, Bangladesh

Attorney for Personal Representative:
MICHAEL T. HEIDER, ESQ.
Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
October 2, 9, 2026 26-03723H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-002873
F2 FINANCE LLC,
Plaintiff, v.
MURMAX & SONS, INCORPORATED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 11, 2026 and entered in Case No. 26-CA-002873 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein GARY ERNNEUS, MURMAX & SONS, INCORPORATED, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on November 9, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 9, BELMONT PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10039 SMARTY JONES DRIVE, RUSKIN, FL 33573 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By:/s/Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
October 2, 9, 2026 26-03637H

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-004201
DIVISION: D
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
SONIA M. KAGAN; UNKNOWN SPOUSE OF SONIA M. KAGAN; 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 September 24, 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 28, 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:

THE EAST ½ OF THE NORTH ½ OF LOT 1, IN BLOCK 16, OF FAIR GROUND FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3402 W. Heiter 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 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 25, 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
October 2, 9, 2026 26-03656H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2026-CA-002563 DIV K
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
DEBORAH MOSLEY, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on November 6, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Unit 68, Building 31, NORTH OAKS CONDOMINIUM II, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 4394, Page 109 and Condominium Plat Book 7, Page 10, as amended from time to time, of the Public Records of Hillsborough County, Florida.

Property Address: 4031 Tumble Wood Trail, Apartment 204, Tampa, FL 33613

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

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

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

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

SUBMITTED on this 25th day of September, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
October 2, 9, 2026 26-03651H

FIRST INSERTION

AMENDED 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-002800
Honorable Judge: HUEY, PAUL LEE
PLANET HOME LENDING, LLC
Plaintiff, vs.
TANYA R. SUTTON; UNKNOWN SPOUSE OF TANYA R. SUTTON; TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.; FOUNDATION FINANCE COMPANY LLC; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Stipulated Final Judgment of Foreclosure dated September 22, 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 19, 2026, the following described property:

LOT 233, TRIPLE CREEK VILLAGE Q, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGES 133 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: A0744056110
COMMONLY KNOWN AS: 13259 Peachleaf Ave, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

ADA INFORMATION

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

Dated September 23, 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
October 2, 9, 2026 26-03655H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-003708
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUST,
Plaintiff, v.
BRIAN PETER TROIANO, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 13, 2025 and entered in Case No. 24-CA-003708 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BRIAN PETER TROIANO, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on October 16, 2026, at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 16, WESTCHASE SECTION "323", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 84, PAGE 62, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10119 PARLEY DRIVE , TAMPA, FL 33626 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd.,
Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By:/s/Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
October 2, 9, 2026 26-03635H

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-010745
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,
Plaintiff, vs.
FELICIA ANTOINETTE PIERCE; UNKNOWN SPOUSE OF FELICIA ANTIONETTE PIERCE; HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2026, and entered in Case No. 25-CA-010745, of the Circuit Court of the 13th 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 Plaintiff and FELICIA ANTOINETTE PIERCE; UNKNOWN SPOUSE OF FELICIA ANTIONETTE PIERCE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC.; 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 26th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 12, HERITAGE ISLES PHASE 1D, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 4, 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 30th 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.: 25-01490 NML
V6.20190626
October 2, 9, 2026 26-03721H

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-CA-001824
TRJMG FUND LLC,
Plaintiff, v.
BRITTANY LEAN STILLINGS; SHANA GIRVEN; COURTNEY STILLINGS; JASMINE STILLINGS; MONTERAL STILLINGS, JR.; BRANDON STILLINGS; UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF THE ESTATE OF MONTERAL STILLINGS,
Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on September 27, 2026 in the Circuit Court of Hillsborough County, Florida, Victor Crist, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

South 67.8 feet of North 202.8 feet of West 167.4 feet of East 467.4 feet of Southeast 1/4 of Northwest 1/4 of Northeast 1/4 of Section 18, Township 28 South, Range 20 East, Public Records of Hillsborough County, Florida

Property address: 11417 Marshall Rd., Thonotosassa FL 33592

at public sale, to the highest bidder, for cash, on October 28, 2026 at 10:00am.

The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose.com

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

If you are a person with disability who needs accommodation in order to 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 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. 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

/s/ Ivan Dimitrov Ivanov, Esq.
Counsel for Plaintiff,
TRJMG Fund, LLC
12651 N. Dale Mabry Highway
P.O. Box 270241
Tampa FL 33688
813-563-6646
E-Service address:
theivanovlawfirm@gmail.com
October 2, 9, 2026 26-03676H

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-011324
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JOSHUA C. SHORT A/K/A JOSHUA SHORT, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 25th day of September 2026, in Case No. 25-CA-011324, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff and JOSHUA C. SHORT A/K/A JOSHUA SHORT; JACLYN M. SHORT; DOLORES G MARTEL A/K/A DOLORES MARTEL; UNKNOWN SPOUSE DOLORES G MARTEL A/K/A DOLORES MARTEL; AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC.; 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 12th day of November 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 46 IN BLOCK 11 OF AYERSWORTH GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 166, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 10639 CARLOWAY HILLS 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 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 30th day of September 2026.

/s/ Ian Norych
Ian R. Norych, Esq.
Fla. Bar Number: 56615
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311 |
Fax: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516:
service@delucalawgroup.com
25-06841-1
October 2, 9, 2026 26-03725H

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-011782
NATIONSTAR MORTGAGE LLC,
Plaintiff, VS.
NICHOLA STEPHEN LOURDU AROKIARAJ A/K/A LOURDU AROKIARAJ NICHOLA STEPHEN; MAHE MUTHU; ISPC; HARVEST FIELD 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 22, 2026 in Civil Case No. 25-CA-011782, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff, and NICHOLA STEPHEN LOURDU AROKIARAJ A/K/A LOURDU AROKIARAJ NICHOLA STEPHEN; MAHE MUTHU; ISPC; HARVEST FIELD 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 October 28, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 40, BLOCK 2, OF HARVEST FIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 25th 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
1190-1773B
Ref# 26124
October 2, 9, 2026 26-03685H

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-001637
FTF LENDING, LLC,
Plaintiff, vs.
ONE HOUR HOUSE SOLUTIONS LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 03, 2025 in Civil Case No. 24-CA-001637 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FTF LENDING, LLC is Plaintiff and One Hour House Solutions LLC, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE WEST 115.49 FEET, SOUTH 115.93 FEET, EAST 115.49, THENCE NORTH 115.93 FEET TO THE POINT OF BEGINNING; AND BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTH 115.93 FEET FOR POINT OF BEGINNING, THENCE WEST 115.49 FEET, SOUTH 115.92 FEET, EAST 115.49 FEET, NORTH 115.92 FEET TO THE POINT OF BEGINNING, LESS RIGHTS-OF-WAY FOR ROADS.
TOGETHER WITH MOBILE HOME LOCATED THEREON: 1975 GMAN #10073A AND 10073B.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08562FL
October 2, 9, 2026 26-03690H

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-005361
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
KENDRA LEVY; FLORIDA HOUSING FINANCE CORPORATION; PREFERRED CREDIT, INC; WALDEN WOODS HOMEOWNERS ASSOCIATION, INC.; DEVON LEVY
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 19 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 180, OF WALDEN WOODS REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 41 THROUGH 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 762 ASHENTREE DR, PLANT CITY, FL 33563

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

IF YOU ARE A PERSON 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 24 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
26-01544
October 2, 9, 2026 26-03641H

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-011713
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
CHRISTINA ANDREANETTE ASH; VALHALLA OF BRANDON POINTE HOMEOWNERS ASSOCIATION, INC.; WORLD OMNI FINANCIAL CORP; UNKNOWN SPOUSE OF CHRISTINA ANDREANETTE ASH; 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 19 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 80, VALHALLA PHASE 1-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 4804 POND RIDGE DRIVE, RIVERVIEW, FL 33578

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

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

Dated this 24 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
25-04984
October 2, 9, 2026 26-03640H

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.: 2025-CA-012146
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
ADAM CHAMPNEYS, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on October 28, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 3, EASTSHORE PALMS, according to the plat thereof, recorded in Plat Book 94, Page 96, of the Public Records of Hillsborough County, Florida.

Property Address: 701 Klinger Court, Tampa, FL 33619

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

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

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

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

SUBMITTED on this 30th day of September, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
October 2, 9, 2026 26-03720H

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-012831
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
POMODORO INVESTMENTS LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 02, 2026 in Civil Case No. 25-CA-012831 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Pomodoro Investments LLC, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 22, Block 25, El Portal, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 15 through 18, inclusive, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-15055FL
October 2, 9, 2026 26-03692H

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-009932
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JORGE BERNAD LLEO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 25, 2026 in Civil Case No. 25-CA-009932 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Jorge Bernad Lleo, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 131 MIRA LAGO WEST PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 84, 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
25-14128FL
October 2, 9, 2026 26-03691H

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025-CA-006284
VILLAGE CAPITAL & INVESTMENT, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF REBECCA VANLUE, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on November 5, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 14, Block 4, PINEHURST VILLAS, a subdivision according to the plat thereof recorded in Plat Book 46, Page 17, of the Public Records of Hillsborough County, Florida.

Property Address: 8306 Elkwood Lane, Tampa, FL 33615

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

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

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

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

SUBMITTED on this 25th day of September, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
October 2, 9, 2026 26-03650H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-008611
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, v.
TORIANO ADARRYL JONES, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Order granting Plaintiff's Motion to Reschedule Foreclosure Sale entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on August 17, 2026, Victor D. Crist, Clerk of the Circuit Court and Comptroller will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on October 19, 2026, the following described property:

LOT 35 IN BLOCK 1 OF TWIN CREEKS PHASES 1 AND 2, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 179, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 12625 LEMON PEPPER DR, RIVERVIEW, FL 33578

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH 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
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Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-02223
October 2, 9, 2026 26-03696H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 24-CA-006590
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Jason Robert Schremer a/k/a Jason Schremer a/k/a Jason Schermer, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-006590 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Jason Robert Schremer a/k/a Jason Schremer a/k/a Jason Schermer; Sterling Ranch Master 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 12th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK 1, STERLING RANCH UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-05-30-20-2NF-000001-00027.0

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 23rd 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 # 24-F01480
October 2, 9, 2026 26-03629H

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-005765
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MARY ELIZABETH BRANNICK; FAIROAKS SOUTH, INC.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 22 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 21, BUILDING V, OF FAIROAKS SOUTH TWO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 494, AND AS FURTHER DESCRIBED IN CONDOMINIUM PLAT BOOK 4, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON CLEMENTS.
PROPERTY ADDRESS: 3806 N OAK DR, TAMPA, FL 33611

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

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

Dated this 24 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
26-02112
October 2, 9, 2026 26-03649H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-004464
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
GEORGINA MIRANDA AND LUZ MIRANDA A/K/A LUZ M. MIRANDA AND PEDRO MIRANDA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2025, and entered in 24-CA-004464 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and LUZ MIRANDA A/K/A LUZ M. MIRANDA; GEORGINA MIRANDA; PEDRO MIRANDA 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 28, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 44, BOUGENVISTA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 307 E ALTHEA AVE, TAMPA, FL 33612

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 29 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
25-327432 - NaP
October 2, 9, 2026 26-03707H

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. 25-CA-009064
DIVISION: A
ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE,
Plaintiff, vs.
MICHELLE LENORE GOLDSBOROUGH AKA MICHELLE L GOLDSBOROUGH AKA MICHELLE GOLDSBOROUGH; UNKNOWN SPOUSE OF MICHELLE LENORE GOLDSBOROUGH AKA MICHELLE L GOLDSBOROUGH AKA MICHELLE GOLDSBOROUGH; VALENCIA DEL SOL HOMEOWNERS ASSOCIATION, INC.; 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 6, 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 26, 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 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.

Property Address: 15567 Corona Del Mar 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.

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 21, 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
October 2, 9, 2026 26-03648H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-002590
THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES,
Plaintiff, vs.
CONSTANCE LINN THOMAS A/K/A CONSTANCE THOMAS; UNITED METHODIST CONNECTIONAL FEDERAL CREDIT UNION;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 23, 2026, and entered in Case No. 26-CA-002590, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES, is Plaintiff and CONSTANCE LINN THOMAS A/K/A CONSTANCE THOMAS; UNITED METHODIST CONNECTIONAL FEDERAL CREDIT UNION, 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 20TH day of OCTOBER, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 1, BLOOMINGDALE, SECTION "A", UNIT I, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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 23rd 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
OM21556-26/sap
October 2, 9, 2026 26-03646H

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-013143
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
ENRIQUE D. URQUIAGA, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 17, 2026 and entered in Case No. 25-CA-013143 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein DAIMARA HERNANDEZ AND ENRIQUE D URQUIAGA, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on December 3, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 10, ASHBURN SQUARE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 12 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 9842 ASHBURN LAKE DR, TAMPA, FL 33610 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd.,
Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By:/s/Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
October 2, 9, 2026 26-03636H

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. 25-CA-006126
DIVISION: K
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
REBECCA L. GRIZZARD A/K/A REBECCA L. KISSER A/K/A REBECCA L. KISER; UNKNOWN SPOUSE OF REBECCA L. GRIZZARD A/K/A REBECCA L. KISSER A/K/A REBECCA L. KISER; RICHARD D. GRIZZARD RICHARD DEAN GRIZZARD; 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 an Amended Final Judgment of Foreclosure entered on September 21, 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 30, 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:

LOTS 5 AND 6, BLOCK 137, PORT TAMPA CITY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7207 S Shamrock 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.

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 22, 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
October 2, 9, 2026 26-03647H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 19-CA-006420
USAA FEDERAL SAVINGS BANK,
Plaintiff, vs.
MARIA PEREZ-SOTO A/K/A MARIA T. PEREZ-SOTO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 19, 2019, and entered in 19-CA-006420 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein USAA FEDERAL SAVINGS BANK is the Plaintiff and MARIA PEREZ-SOTO A/K/A MARIA T. PEREZ-SOTO are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on October 29, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 18, WELLSWOOD SECTION "C", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1502 W BRANDON DR, TAMPA, FL 33603

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

IMPORTANT

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

Dated this 29 day of September, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
19-305947 - MaS
October 2, 9, 2026 26-03705H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-006816
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
ROSA PANTIGOSO; RICARDO QUANT ALVARADO; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; AQUA FINANCE, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 30, 2025 and an Order Rescheduling Foreclosure Sale dated September 24, 2026, entered in Civil Case No.: 24-CA-006816 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ROSA PANTIGOSO; RICARDO QUANT ALVARADO; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; AQUA FINANCE, INC., are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 23rd day of December, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 8, BLOCK 39, CYPRESS CREEK PHASES 5B-1 AND 5B-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 142 THROUGH 147, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

Dated: September 28, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51328
October 2, 9, 2026 26-03700H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: A
CASE NO.: 26-CA-005124
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
MICHAEL ALLEN GODDARD A/K/A MICHAEL A. GODDARD A/K/A MICHAEL GODDARD; FICARE FEDERAL CREDIT UNION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ZANETA ELIZABETH GODDARD A/K/A ZANETA E. GODDARD A/K/A ZANETA ELIZABETH PAPADEMETRIOU
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 26 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 3, HILLSIDE UNIT NO. 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 611 HILLPOINT WAY, 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 01 day of September 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
26-01999
October 2, 9, 2026 26-03665H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-009365
Division: G
THE HELOC COMPANY LLC
Plaintiff vs.
TIMOTHY JAMES VOLK; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF TIMOTHY JAMES VOLK; FEDERATION OF KINGS POINT ASSOCIATION INC.; CAMBRIDGE E CONDOMINIUM ASSOCIATION INC.; SUN CITY CENTER WEST MASTER ASSOCIATION, INC. TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property,
Defendants

Notice is hereby given pursuant to the final judgment/order entered on September 28, 2026, the above noted case, that the Clerk of Court, Victor D. Crist, of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:

UNIT NO. 17, CAMBRIDGE "E" REVISED CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3192, PAGE 1689, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

The Clerk of this Court shall sell the property to the highest bidder for cash, on November 18, 2026 at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statues. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

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.

LAW OFFICE OF GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
By WILLIAM NUSSBAUM III, ESQUIRE
Florida Bar No. 066479
October 2, 9, 2026 26-03697H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-001472
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
TOMAS GONZALEZ LOPEZ AND YAHILYS GONZALEZ HERNANDEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2026, and entered in 26-CA-001472 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and TOMAS GONZALEZ LOPEZ; YAHILYS GONZALEZ HERNANDEZ; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on October 29, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 44, BLOCK 4, OF CLAIR MEL CITY UNIT #2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7816 RIDEIN RD, TAMPA, FL 33619

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

IMPORTANT

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

Dated this 29 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
25-349169 - MaS
October 2, 9, 2026 26-03708H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-008381
SOUTHSTATE BANK, N.A.
Plaintiff(s), vs.
ALAIN DELICE; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 3, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of November, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 2, BLOCK 21, RIVERCREST PHASE 2 PARCEL N, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 238, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 11385 Cocoa Beach Drive, Riverview, FL 33569

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ`S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1- 800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-009958-1
October 2, 9, 2026 26-03722H

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-007916 DIV: K
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
SHREY KISHORBHAI DESAI, et al.,
Defendants.

TO: Shrey Kishorbhai Desai
4712 Wild Senna Boulevard
Tampa, FL 33619
Unknown Spouse of Shrey Kishorbhai Desai
4712 Wild Senna Boulevard
Tampa, FL 33619

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

Lot 18, Block 31, TOUCHSTONE PHASE 5, according to the map or plat thereof as recorded in Plat Book 139, Pages 280 through 288, Public Records of Hillsborough County, Florida.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 23 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
October 2, 9, 2026 26-03645H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-002839
ONSLOW BAY FINANCIAL, LLC
Plaintiff(s), vs.
INXS X LLC; EDWARD W MILLS JR; CHURCHILL FUNDING I LLC; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: EDWARD W MILLS JR
LAST KNOWN ADDRESS: 4048 AULT AVENUE ODESSA FL 33556
CURRENT ADDRESS: 4048 AULT AVENUE ODESSA FL 33556

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

LOT 118, BLOCK 1, CARROLLWOOD MEADOWS UNIT VII - PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 4930 Oakshire Drive, Tampa, FL 33625

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

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

DATED this the day of AUG 07 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-017676-2
October 2, 9, 2026 26-03675H

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-007999
TOWNE MORTGAGE COMPANY,
Plaintiff, vs.
MARTA INFANZON, et al.,
Defendants.

TO: MARTA INFANZON
14695 PINE GLEN CIR LUTZ FL 33559

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

LOT 1, BLOCK 12, LAKE FOREST UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 22-1 AND 22-2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 10/29/2026, 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 seal of this Court this 23 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
26-02415
October 2, 9, 2026 26-03630H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-007833
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
COLMEX TRADE LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 18, 2026 and entered in Case No. 25-CA-007833 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein EDUARDO NUNEZ VILLEGAS, and COLMEX TRADE LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on November 25, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOTS 6 AND 7, HAIMOVITZ RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3109 EAST NORTH BAY STREET, TAMPA, FL 33610 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By:/s/Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
October 2, 9, 2026 26-03726H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: D
CASE NO.: 26-CA-003329
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
SHEILA YAMILKA PEREZ RODRIGUEZ, et al.,
Defendants.

TO: SHEILA YAMILKA PEREZ RODRIGUEZ
11590 STONE PINE ST, RIVERVIEW, FL 33569
JONATHAN MILIAN SALVA
11590 STONE PINE ST, RIVERVIEW, FL 33569

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

LOT 5, BLOCK 13, RIDGEWOOD, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 149, 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 11/4/2026, 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 29 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
25-02949
October 2, 9, 2026 26-03711H

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-002814
FIFTH THIRD BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
LYLE D GRABER, et al.,
Defendant.

To: ALESSANDRA Z GRABER, 7001 INTERBAY BLVD, #200, TAMPA, FL 33616
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

UNIT 200, SCHOONER COVE, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 17851, PAGE 184, AND ANY AMENDMENTS THERETO, 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 08/28/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of JUL 23 2026.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14994FL
October 2, 9, 2026 26-03715H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-004007
DIVISION: B
WELLS FARGO BANK, N.A.
Plaintiff, v.
TIMOTHY RUSSELL PIERSONS A/K/A TIMOTHY PIERSONS, ET AL.
Defendants.

TO: TARA GAVIN PIERSONS A/K/A TARA PIERSONS,
Current residence unknown, but whose last known address was:
1500 S ARRAWANA AVE, TAMPA, FL 33629-6102
TO: TIMOTHY RUSSELL PIERSONS A/K/A TIMOTHY PIERSONS,
Current residence unknown, but whose last known address was:
1500 S ARRAWANA AVE, TAMPA, FL 33629-6102
TO: UNKNOWN TENANT 1
Current residence unknown, but whose last known address was:
1500 S ARRAWANA AVE, TAMPA, FL 33629-6102
TO: UNKNOWN TENANT 2
Current residence unknown, but whose last known address was:
1500 S ARRAWANA AVE, TAMPA, FL 33629-6102

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

LOT 36 AND THE NORTH ONE-HALF OF LOT 35, BLOCK 4, SIMMS RESUBDIVISION OF BLOCKS 4, 6, 7, 15 OF HOLDENS SUBDIVISION REVISED MAP, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 68, 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 11/4/2026 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 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 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 9/29/2026

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

EXL LEGAL, PLLC,
Plaintiff's attorney,
12425 28th Street North,
Suite 200,
St. Petersburg, FL 33716
1000011704
October 2, 9, 2026 26-03710H

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-009827
NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
WILLIAM JOHNSON III a/k/a WILLIAM JOHNSON; et al.,
Defendants.

TO: WILLIAM G. JOHNSON IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF WILLIAM G. JOHNSON, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
Last Known Address: 801 South 78th St., Tampa, FL, 33619
Current Address: unknown
TO: TINA JOHNSON
Last Known Address: 8105 Jad Dr., Tampa, FL 33619
Current Address: unknown
TO: THE UNKNOWN TENANT IN POSSESSION
Last Known Address: 801 South 78th St., Tampa, FL, 33619
Current Address: 801 South 78th St., Tampa, FL, 33619

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

LOT 7, BLOCK 12, ADAMO ACRES UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 801 South 78th St., Tampa, FL, 33619.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Melisa Manganelli, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before 10/29/2026 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 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: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; e-mail: ADA@fljud13.org., at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

The above is to be published in the Business Observer on: October 2, 2026.

This notice shall be published once a week for two (2) consecutive weeks.

WITNESS my hand and the seal of said Court this 23 day of September, 2026.

VICTOR D. CRIST
as Clerk of the Circuit Court
(Court Seal) BY: Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Melisa Manganelli, Esq.,
Law Offices of Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 N.W. Corporate Blvd.,
Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
October 2, 9, 2026 26-03695H

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

--- SALES / ACTIONS ---

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. 25-CA-013217
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CHRISTINA MOHAMMED GAD-IBRAHIM A/K/A CHRISTINA M GAD-IBRAHIM A/K/A CHRISTINA GAD-IBRAHIM, et al.,
Defendant.

To: CHRISTINA MOHAMMED GAD-IBRAHIM A/K/A CHRISTINA M GAD-IBRAHIM A/K/A CHRISTINA GAD-IBRAHIM
13931 SNOWY PLOVER LN, RIVERVIEW, FL 33579
UNKNOWN SPOUSE OF CHRISTINA MOHAMMED GAD-IBRAHIM A/K/A CHRISTINA M GAD-IBRAHIM A/K/A CHRISTINA GAD-IBRAHIM
13931 SNOWY PLOVER LN, RIVERVIEW, FL 33579
MOMAMED IBRAHIM A/K/A MOHAMED IBRAHIM
A/K/A MOHAMED AHMED IBRAHIM
13931 SNOWY PLOVER LN, RIVERVIEW FL 33579
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 122, OAKS AT SHADY CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 249, 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 5/22/2026 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 April 16, 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
25-15385FL
October 2, 9, 2026 26-03716H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: A
CASE NO.: 26-CA-004541
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SCOTT J BERNSTEIN; GLENDA S BERNSTEIN
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 19 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 240 FEET OF THE NORTH 270 FEET OF THE EAST 210 FEET OF THE WEST 445 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 1101 MENDONSA RD, PLANT CITY, FL 33563

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

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

Dated this 24 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
25-03784
October 2, 9, 2026 26-03642H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-007331
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB2,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS SIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF RUTH ANN P. CROSS, DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, As Signee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Ruth Ann P. Cross, Deceased
Last Known Residence: Unknown

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

LOT 6 IN BLOCK 7 OF AYALA'S ADDITION TO WELLSWOOD THIRD SECTION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 32 ON PAGE 41 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
1395-1611B
Ref# 24758
October 2, 9, 2026 26-03631H

SUBSEQUENT INSERTIONS

--- PUBLICS ---

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**



--- PUBLICS / TAX DEEDS ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.Storagetreasures.com on 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

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

LV10250

Business Observer

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 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 winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.

September 25; October 2, 2026 26-03551H

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

--- ESTATE / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

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-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 persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (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

SECOND 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

SECOND INSERTION

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

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-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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-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; ROBERT EGUIA; 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

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

SECOND 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

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-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

SECOND 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

SECOND 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

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-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

SECOND 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 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

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

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-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

SECOND INSERTION

ADVERTISEMENT OF SALE

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

SECOND 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

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-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

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.: 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

--- ACTIONS ---

SECOND INSERTION

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

SECOND 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

FOURTH 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

--- ACTIONS / TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

FOURTH 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

FOURTH 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 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

--- SALES / ACTIONS ---

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-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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-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

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-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

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-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

SECOND INSERTION

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

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-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

SECOND 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.

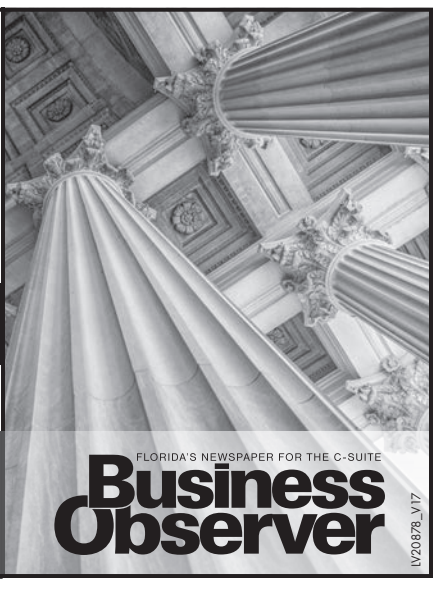
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 10/23/2026, and file the original with the clerk of this court either before service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


--- SALES ---

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-CA-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

SECOND 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

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-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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-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

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-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

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-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 ---

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-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

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 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

SECOND INSERTION

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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-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

THIRD 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 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

SECOND 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

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. 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 ---

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-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
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24-09045FL
Sep. 25; Oct. 2, 2026 26-03560H

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN 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
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25-13645FL
Sep. 25; Oct. 2, 2026 26-03616H

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-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
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Fla. Bar No.: 146803
25-13563FL
Sep. 25; Oct. 2, 2026 26-03562H

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-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
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Fla. Bar No.: 146803
25-14568FL
Sep. 25; Oct. 2, 2026 26-03618H

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-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
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Fla. Bar No.: 146803
25-11995FL
Sep. 25; Oct. 2, 2026 26-03615H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-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
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Fla. Bar No.: 146803
23-06150FL
Sep. 25; Oct. 2, 2026 26-03614H

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-CA-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:
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26-01054
Sep. 25; Oct. 2, 2026 26-03532H

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MAN'S RIGHTS

A special reprinting of a classic essay on freedom.

By Ayn Rand

'There is only one fundamental right ... a man's right to his own life.' When the United States began, its founders were the only ones in history to recognize man as an end in himself, not as a sacrificial means to the ends of 'society.'

If one wishes to advocate a free society — that is, capitalism — one must realize that it's indispensable foundation is the principle of individual rights.

If one wishes to uphold individual rights, one must realize that capitalism is the only system that can uphold and protect them. And if one wishes to gauge the relationship of freedom to the goals of today's intellectuals, one may gauge it by the fact that the concept of individual rights is evaded, distorted, perverted and seldom discussed, most conspicuously seldom by the so-called "conservatives."

"Rights" are a moral concept — the concept that provides a logical transition from the principles guiding an individual's actions to the principles guiding his relationship with others — the concept that preserves and protects individual morality in a social context — the link between the moral code of a man and the legal code of a society, between ethics and politics. Individual rights are the means of subordinating society to moral law.

Every political system is based on some code of ethics. The dominant ethics of mankind's history were variants of the altruist-collectivist doctrine, which subordinated the individual to some higher authority, either mystical or social. Consequently, most political systems were variants of the same statist tyranny, differing only in degree, not in basic principle, limited only by the accidents of tradition, of chaos, of bloody strife and periodic collapse.

Under all such systems, morality was a code applicable to the individual, but not to society. Society was placed outside the moral law, as its embodiment or source or exclusive interpreter — and the inculcation of self-sacrificial devotion to social duty was regarded as the main purpose of ethics in man's earthly existence.

Since there is no such entity as "society," since society is only a number of individual men, this meant, in practice, that the rulers of society were exempt from moral law; subject only to traditional rituals, they held total power and exacted blind obedience — on the implicit principle of: "The good is that which is good for society (or for the tribe, the race, the nation), and the ruler's edicts are its voice on earth."

This was true of all statist systems, under all variants of the altruist-collectivist ethics, mystical or social. "The Divine Right of Kings" summarizes the political theory of the first — "Vox populi, vox dei" of the second. As witness: The theocracy of Egypt, with the Pharaoh as an embodied god — the unlimited majority rule or democracy of Athens — the welfare state run by the Emperors of Rome — the Inquisition of the late Middle Ages — the absolute monarchy of France — the welfare state of Bismarck's Prussia — the gas chambers of Nazi Germany — the slaughterhouse of the Soviet Union .

All these political systems were expressions of the altruist-collectivist ethics — and their common characteristic is the fact that society stood above the moral law; as an omnipotent, sovereign whim worshiper. Thus, politically, all these systems were variants of an amoral society.

The most profoundly revolutionary achievement of the United States of America was the subordination of society to moral law.

The principle of man's individual rights represented the extension of morality into the social system — as a limitation on the power of the state, as man's protection against the brute force of the collective, as the subordination of might to right. The United States was the first moral society in history.

All previous systems had regarded man as a sacrificial means to the ends of others, and society as an end in itself. The United States regarded man as an end in himself, and society as a means to the peaceful, orderly, voluntary coexistence of individuals. All previous systems had held that man's life belongs to society, that society can dispose of him in any way it pleases, and that any freedom he enjoys is his only by favor, by the permission of society, which may be revoked at any time.

Society has no rights

The United States held that man's life is his by right (which means: by moral principle and by his nature), that a right is the property of an individual, that society as such has no rights, and that the only moral purpose of a government is the protection of individual rights.

A "right" is a moral principle defining and sanctioning a man's freedom of action in a social context. There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action — which means: the freedom to take all the actions required by the nature of a rational being for the support, the furtherance, the fulfillment and the enjoyment of his own life. (Such is the meaning of the right to life, liberty, and the pursuit of happiness.)

The concept of a "right" pertains only to action specifically, to freedom of action. It means freedom from physical compulsion, coercion or inter-



ference by other men.

Thus, for every individual, a right is the moral sanction of a positive — of his freedom to act on his own judgment, for his own goals, by his own voluntary, uncoerced choice. As to his neighbors, his rights impose no obligations on them except of a negative kind: to abstain from violating his rights.

The right to life is the source of all rights — and the right to property is their only implementation. Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

Bear in mind that the right to property is a right to action, like all the others: It is not the right to an object, but to the action and the consequences of producing or earning that object. It is not a guarantee that a man will earn any property, but only a guarantee that he will own it if he earns it. It is the right to gain, to keep, to use and to dispose of material values.

The concept of individual rights is so new in human history that most men have not grasped it fully to this day. In accordance with the two theories of ethics, the mystical or the social, some men assert that rights are a gift of God — other, that rights are a gift of society. But, in fact, the source of rights is man's nature.

Source of our rights

The Declaration of Independence stated that men "are endowed by their Creator with certain unalienable rights." Whether one believes that man is the product of a Creator or of nature, the issue of man's origin does not alter the fact that he is an entity of a specific kind — a rational being — that he cannot function successfully under coercion, and that rights are a necessary condition of his particular mode of survival.

Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

"The source of man's rights is not divine law or congressional law, but the law of identity. A is A — and Man is Man. Rights are conditions of existence required by man's nature for his proper survival. If man is to live on earth, it is right for him to use his mind, it is right to act on his own free judgment, it is right to work for his values and to keep the product of his work. If life on earth is his purpose, he has a right to live as a rational being: Nature forbids him the irrational." (*Atlas Shrugged*)

To violate man's rights means to compel him to act against his own judgment, or to expropriate his values. Basically, there is only one way to do it: by the use of physical force. There are two potential violators of man's rights: the criminals and the government. The great achievement of the United States was to draw a distinction between these two — by forbidding to the second the legalized version of the activities of the first.

The Declaration of Independence laid down the principle that "to secure these rights, governments are instituted among men." This provided the only valid justification of a government and defined its only proper purpose: to protect man's rights by protecting him from physical violence.

Thus the government's function was changed from the role of ruler to the role of servant. The government was set to protect man from criminals — and the Constitution was written to protect man from the government. The Bill of Rights was not directed against private citizens, but against the government — as an explicit declaration that individual rights supersede any public or social power.

The result was the pattern of a civilized society which — for the brief span of some 150 years — America came close to achieving. A civilized society is one in which physical force is banned from human relationships — in which the government, acting as a policeman, may use force only in retaliation and only against those who initiate its use.

This was the essential meaning and intent of America's political philosophy, implicit in the principle of individual rights. But it was not formulated explicitly, nor fully accepted nor consistently practiced.

America's inner contradiction was the altruist collectivist ethics. Altruism is incompatible with freedom, with capitalism and with individual rights. One cannot combine the pursuit of happiness with the moral status of a sacrificial animal.

It was the concept of individual rights that had given birth to a free society. It was with the destruction of individual rights that the destruction of freedom had to begin.

A collectivist tyranny dare not enslave a country by an outright confiscation of its values, material or moral. It has to be done by a process of internal corruption. Just as in the material realm the plundering of a country's wealth is accomplished by inflating the currency, so today one may witness the process of inflation being applied to the realm of rights. The process entails such a growth of newly promulgated "rights" that people do not notice the fact that the meaning of the concept is being reversed. Just as bad money drives out good money, so these "printing-press rights" negate authentic rights.

Meaning of 'rights'

Consider the curious fact that never has there been such a proliferation, all over the world, of two contradictory phenomena: of alleged new "rights" and of slave labor camps.

The "gimmick" was the switch of the concept of rights from the political to the economic realm.

The Democratic Party platform of 1960 summarizes the switch boldly and explicitly. It declares that a Democratic administration "will reaffirm the economic bill of rights which Franklin Roosevelt wrote into our national conscience 16 years ago.

Bear clearly in mind the meaning of the concept of "rights" when you read the list which that platform offers:

"1. The right to a useful and remunerative job in the industries or shops or farms or mines of the nation.

"2. The right to earn enough to provide adequate food and clothing and recreation.

"3. The right of every farmer to raise and sell his products at a return which will give him and his family a decent living.

"4. The right of every businessman, large and small, to trade in an atmosphere of freedom from unfair competition and domination by monopolies at home and abroad.

"5. The right of every family to a decent home.

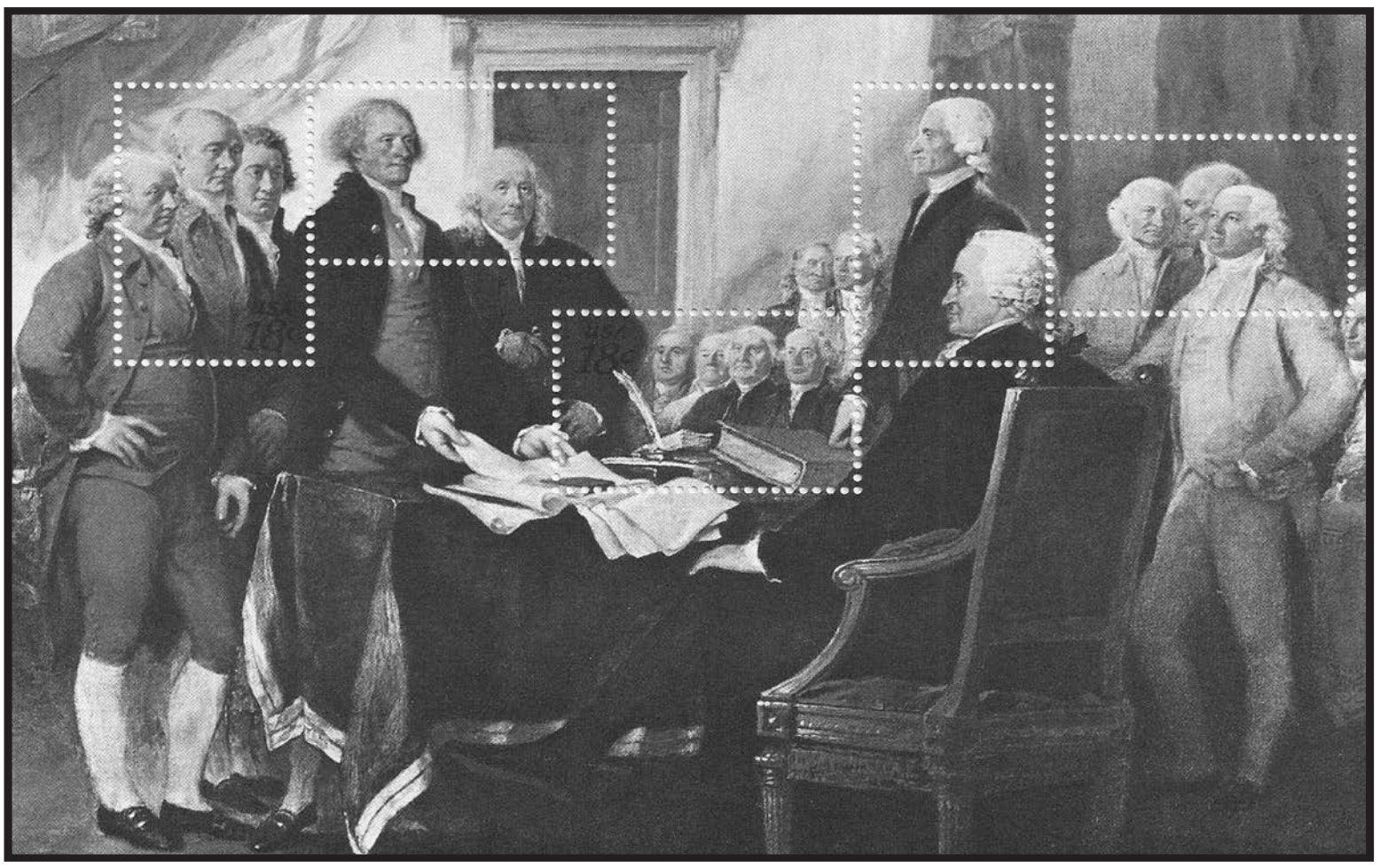
"6. The right to adequate medical care and the opportunity to achieve and enjoy good health.

"7. The right to adequate protection from the economic fears of old age, sickness, accidents and unemployment.

"8. The right to a good education."

A single question added to each of the above eight clauses would make the issue





The Declaration of Independence laid down the principle that 'to secure these rights, governments are instituted among men.' This provided the only valid justification of a government and defined its only proper purpose: to protect man's rights by protecting him from physical violence. Thus the government's function was changed from the role of ruler to the role of servant.

clear: At whose expense?

Jobs, food, clothing, recreation (!), homes, medical care, education, etc., do not grow in nature. These are man-made values — goods and services produced by men. Who is to provide them?

If some men are entitled by right to the products of the work of others, it means that those others are deprived of rights and condemned to slave labor.

Any alleged "right" of one man, which necessitates the violation of the rights of another, is not and cannot be a right.

No man can have a right to impose an unchosen obligation, an unrewarded duty or an involuntary servitude on another man. There can be no such thing as "the right to enslave."

A right does not include the material implementation of that right by other men; it includes only the freedom to earn that implementation by one's own effort.

Observe, in this context, the intellectual precision of the Founding Fathers: They spoke of the right to the pursuit of happiness — not of the right to happiness. It means that a man has the right to take the actions he deems necessary to achieve his happiness; it does not mean that others must make him happy.

The right to life means that a man has the right to support his life by his own work (on any economic level, as high as his ability will carry him); it does not mean that others must provide him with the necessities of life.

The right to property means that a man has the right to take the economic actions necessary to earn property, to use it and to dispose of it; it does not mean that others must provide him with property.

The right of free speech means that a man has the right to express his ideas without danger of suppression, interference or punitive action by the government. It does not mean that others must provide him with a lecture hill, a radio station or a printing press through which to express his ideas.

Any undertaking that involves more than one man requires the voluntary consent of every participant. Every one of them has the right to make his own decision, but none has the right to force his decision on the others.

There is no such thing as "a right to a job" — there is only the right of free trade, that is: a man's right to take a job if another man chooses to hire him. There is no "right to a home," only the right of free trade: the right to build a home or to buy it.

There are no "rights to a 'fair' wage or a 'fair' price" if no one chooses to pay it, to hire a man or to buy his product. There are no "rights of consumers" to milk, shoes, movies or champagne if no producers choose to manufacture such items (there is only the right to manufacture them oneself). There are no "rights" of special groups, there are no "rights of farmers, of workers, of businessmen, of employees, of employers, of the old, of the young, of the unborn."

There are only the Rights of Man — rights possessed by every individual man and by all men as individuals.

Property rights and the right of free trade are man's only "economic rights" (they are, in fact, political rights) — and there can be no such thing as "an economic bill of rights." But observe that



the advocates of the latter have all but destroyed the former.

Remember that rights are moral principles which define and protect a man's freedom of action, but impose no obligations on other men. Private citizens are not a threat to one another's rights or freedom. A private citizen who resorts to physical force and violates the rights of others is a criminal — and men have legal protection against him.

Our biggest threat: Government

Criminals are a small minority in any age or country. And the harm they have done to mankind is infinitesimal when compared to the horrors — the bloodshed, the wars, the persecutions, the confiscations, the famines, the enslavements, the wholesale destructions — perpetrated by mankind's governments.

Potentially, a government is the most dangerous threat to man's rights: It holds a legal monopoly on the use of physical force against legally disarmed victims. When unlimited and unrestricted by individual rights, a government is man's deadliest enemy. It is not as protection against private actions, but against governmental actions that the Bill of Rights was written.

> There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action ... Such is the meaning of the right to life, liberty, and the pursuit of happiness.

Now observe the process by which that protection is being destroyed.

The process consists of ascribing to private citizens the specific violations constitutionally forbidden to the government (which private citizens have no power to commit) and thus freeing the government from all restrictions. The switch is becoming progressively more obvious in the field of free speech. For years, the collectivists have been propagating the notion that a private individual's refusal to finance an opponent is a violation of the opponent's right of free speech and an act of "censorship."

It is "censorship," they claim, if a newspaper refuses to employ or publish writers whose ideas are diametrically opposed to its policy.

It is "censorship," they claim, if businessmen refuse to advertise in a magazine that denounces, insults and smears them.

It is "censorship," they claim, if a TV sponsor objects to some outrage perpetrated on a program he is financing — such as the incident of Alger Hiss being invited to denounce former Vice President Nixon.

And then there is Newton N. Minow who declares: "There is censorship by ratings, by advertisers, by networks, by affiliates which reject programming offered to their areas." It is the same Mr. Minow who threatens to revoke the license of any station that does not comply with his views on programming — and who claims that that is not censorship.

Consider the implications of such a trend.

"Censorship" is a term pertaining only to governmental action. No private action is censorship. No private individual or agency can silence a man or suppress a publication; only the government can do so. The freedom of speech of private individuals includes the right not to agree, not to listen and not to finance one's own antagonists.

But according to such doctrines as the "economic bill of rights," an individual has no right to dispose of his own material means by the guidance of his own convictions — and must hand over his money indiscriminately to any speakers or propagandists who have a "right" to his property.

This means that the ability to provide the material tools for the expression of ideas deprives a man of the right to hold any ideas. It means that a publisher has to publish books he considers worthless, false or evil — that a TV sponsor has to finance commentators who choose to affront his convictions — that the owner of a newspaper must turn his editorial pages over to any young hooligan who clamors for the enslavement of the press. It means that one group of men acquires the "right" to unlimited license — while another group is reduced to helpless irresponsibility.

But since it is obviously impossible to provide every claimant with a job, a microphone or a newspaper column, who will determine the "distribution" of "economic rights" and select the recipients, when the owners' right to choose has been abolished? Well, Mr. Minow has indicated that quite clearly.

And if you make the mistake of thinking that this applies only to big property owners, you had better realize that the theory of "economic rights" includes the " right" of every would-be playwright, every beatnik poet, every noise-composer and every non-objective artist (who have political pull) to the financial support you did not give them when you did not attend their shows. What else is the meaning of the project to spend your tax money on subsidized art?

And while people are clamoring about "economic rights," the concept of political rights is vanishing. It is forgotten that the right of free speech means the freedom to advocate one's views and to bear the possible consequences, including disagreement with others, opposition, unpopularity and lack of support. The political function of "the right of free speech" is to protect dissenters and unpopular minorities from forcible suppression — not to guarantee them the support, advantages and rewards of a popularity they have not gained.

The Bill of Rights reads: "Congress shall make no law . . . abridging the freedom of speech, or of the press ..." It does not demand that private citizens provide a microphone for the man who advocates their destruction, or a passkey for the burglar who seeks to rob them, or a knife for the murderer who wants to cut their throats.

Such is the state of one of today's most crucial issues: political rights versus "economic rights." It's either-or. One destroys the other. But there are, in fact, no "economic rights," no "collective rights," no "'public-interest rights." The term "individual rights" is a redundancy: There is no other kind of rights, and no one else to possess them.

Those who advocate laissez-faire capitalism are the only advocates of man's rights.

