Public Notices

Business Observer

HILLSBOROUGH PAGES 17-44
PASCO PAGES 45-60

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** OCTOBER 16 - OCTOBER 22, 2026

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RiDough located at 1005 Anchor Bend Drive 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 11th day of October, 2026

Rian Donahue

October 16, 2026 26-03914H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tampa Trusted Home located at 15923 Nottinghill Drive in the City of Lutz, Hillsborough, FL 33548 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of October, 2026

Peter Bedell

October 16, 2026 26-03919H

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 Eggroll Nicole Nails located at 5330 archstone dr in the City of Tampa, Hillsborough, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of November, 2026

Nicole Saliwanchik

October 16, 2026 26-03963H

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 Clean Champions located at 234 Pasadena Drive in the City of Tampa, Hillsborough, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2026

Joshua James Rouse

October 16, 2026 26-03964H

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 PARLANCE located at 5402 W Laurel St, Suite 203 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2026

BODYWORK BY ALEKS LLC

October 16, 2026 26-03966H

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 WALG Beauty Group LLC located at 17639 Gunn Highway in the City of Odessa, Hillsborough, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2026

WALG Beauty Group, LLC

October 16, 2026 26-03968H

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 Bay & Page located at 8621 Huntfield St in the City of Tampa, Hillsborough, FL 33635-1515 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of October, 2026

MXTRADE LLC

Mehmet Bas, Authorized Member

October 16, 2026 26-03878H

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 Titan Shield Roofing located at 2904 Chukkar Court in the City of Plant City, Hillsborough, FL 33566 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026

Titan Shield, LLC

Brian Bailey

October 16, 2026 26-03924H

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 NSJ Steel Fabrication located at 1213 E Bearss Ave in the City of Lutz, Hillsborough, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026

NSJ Fence and Welding LLC

Ruben M Cotito

October 16, 2026 26-03925H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that CHASE CUNDIFF will engage in business under the fictitious name TREETOP CAR KEYS, with a physical address 315 North Forbes Road, Plant City, FL 33566, with a mailing address 315 North Forbes Road, Plant City, FL 33566, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 16, 2026 26-03921H

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 Smart Front Office located at 110 Lithia Pinecrest Road, Suite C #1104 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 8th day of October, 2026

Rosalie Vergara-Smith

October 16, 2026 26-03894H

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 Unsigned located at 400 N TAMPA ST STE 1550 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 9th day of October, 2026

SOUNDSCOPE L.L.C

Evan Wiley, AMBR

October 16, 2026 26-03880H

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 Bridge 65 Insurance Agency located at 5223 S Quincy 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 12th day of October, 2026

Bridge 65 Benefits Group LLC

Robert Nicholas

October 16, 2026 26-03958H

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 CastYourSign located at 6207 S Westshore Blvd 6004 in the City of Tampa, Hillsborough, FL 33616 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026

Ajility Development LLC

Sami Aji

October 16, 2026 26-03927H

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 FLORIDA HOMES REALTY located at 2509 RUSTIC OAKS DR in the City of LUTZ, Hillsborough, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of October, 2026

ALBANO REALTY, LLC

JOY ALBANO

October 16, 2026 26-03923H

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 CastYourMenu located at 6207 S Westshore Blvd 6004 in the City of Tampa, Hillsborough, FL 33616 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026

Ajility Development LLC

Sami Aji

October 16, 2026 26-03926H

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 Why Does My located at 19517 Sea Myrtle Way in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of October, 2026

EDOCTORLY PLLC

ELLENA LOIS BODDIE, MANAGER

October 16, 2026 26-03913H

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 JCP Global Energy located at 3903 Northdale Blvd., Suite 100E in the City of Tampa, Hillsborough, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of October, 2026

JCP Global Consulting LLC

Julio Cesar Pinto Maldonado, Manager

October 16, 2026 26-03912H

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 NVL Music located at 1204 Beach Blvd in the City of Sun City Center, Hillsborough, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026

Nicole Lauren

October 16, 2026 26-03928H

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 Llama Cleaning located at 2617 Hampton Park Place in the City of Seffner, Hillsborough, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026

My Maid, LLC

October 16, 2026 26-03929H

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 REMU Studio located at 500 Knights Run Ave 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 13th day of October, 2026

RJ Excellence, LLC

October 16, 2026 26-03959H

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 Langstn located at 1924 Rudder Dr in the City of Valrico, Hillsborough, FL 33594 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2026

Desiree S. Halsey

October 16, 2026 26-03974H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Caph Group located at 3301 Bayshore Blvd., Unit 401, Tampa, FL 33629 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County Florida, this 12th day of October 2026

Caph LLC

October 16, 2026 26-03917H

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 Sea Baby Designs located at 4715 Fietzway Rd in the County of Hillsborough, in the City of Dover, 33527 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated October 9, 2026

Kelly Morris

October 16, 2026 26-03909H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MedNexus located at 400 N Tampa St Ste 1550, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at 33602, Florida, this 10th day of October, 2026.

MEDALIGN LLC

October 16, 2026 26-03892H

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 Ignite Wealth Management located at 3031 N Rocky Point Dr W, Suite 600 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of October, 2026

Ignite Financial Advisors LLC

Martin Montana

October 16, 2026 26-03922H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Infinity Collision located at 6012 E Hillsborough Ave Ste C, in the County of Hillsborough, in the City of Tampa, Florida 33610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 12th day of October, 2026.

VALTORI LLC

October 16, 2026 26-03918H

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 Craved, located at 4722 Preston Woods Dr, in the City of Valrico, County of Hillsborough, State of FL, 33596, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12 of October, 2026.

SOLIVA LLC

4722 Preston Woods Dr

Valrico, FL 33596

October 16, 2026 26-03916H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of FOCUS TALENT PARTNERS, located at 501 E Kennedy Blvd, FL 14, Tampa, FL 33602, in the County of Hillsborough, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 14th day of October, 2026.

The McGehrin Group, LLC

October 16, 2026 26-03975H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that TAMPA BAY LISTINGS PHOTO SHOTS, LLC, OWNER, desiring to engage in business under the fictitious name of REV SHOTZ MEDIA located at 15109 SPRINGVIEW STREET, TAMPA, FLORIDA 33624 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 16, 2026 26-03893H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that 12100 Gulf Blvd, LLC, owner, desiring to engage in business under the fictitious name of "Beach House Motel" located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

October 7, 2026

October 16, 2026 26-03879H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Gregory Nembhard, desiring to engage in business under the fictitious name thegrailroom.26 located at 867 W Bloomingdale Ave, #7242, Brandon, FL 33508, 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 16, 2026 26-03873H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Michelle Hackney, desiring to engage in business under, The House, located at 2708 N. Armenia Ave Tampa, Florida 33607, 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 16, 2026 26-03874H

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday October 21, 2026 @ 10:00 AM.

J-1 Richard Banos
M-3 Richard Banos
M-15 Tia King
O-15 Richard Banos
O-18 Richard Banos

October 16, 23, 2026 26-03884H

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 OUR LADY OF GUADALUPE PARISH located at P.O. BOX 40200 in the City of ST. PETERSBURG, Pinellas, FL 33743 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2026

DIOCESE OF ST. PETERSBURG, INC.

DR. LOIS T. LOCEY, VP OF OWNER

October 16, 2026 26-03967H

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 Apex Dock & Deck LLC, located at 5615 Glencrest Blvd, in the City of TAMPA, County of Hillsborough, State of FL, 33625, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 13 of October, 2026.

APEX ADVANTAGE LLC

5615 Glencrest Blvd

TAMPA, FL 33625

October 16, 2026 26-03920H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: NOVEMBER 30 2026:

RICKY AUTO REPAIR CORP 4104 W SOUTH AVE TAMPA,FL 33614 (813) 325-3146 MV92615 2021 CHRY 2C4RC1BG9MR556107 $1,786.94 J.A.K.S. AUTOMOTIVE ENTERPRISES, LLC DBA BIG 3 DIESEL & AUTOMOTIVE REPAIR 8930 MAISLIN DR TAMPA, FL 33637 (813)626-8246 MV103138 2007 FORD 1FDWW37P07EA49883 $6,018.91 ROUTE 60 AUTOMOBILE REPAIR INC 3250 E STATE ROAD 60 VALRICO,FL 33594 (813) 616-1000 MV109901 2010 FORD 1FTFW1EV6AFA13515 $588.50 HOMETOWN PLANT CITY LLC DBA HOMETOWN TIRE AND AUTO REPAIR 203 E BAKER ST PLANT CITY,FL 33563 (813)704-5233 MV109475 2018 HONDA 1HGCV1F35JA210743 $5,709.42

October 16, 2026 26-03954H

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

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF COMMUNITY WORKSHOP
CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Creek Preserve Community Development District will hold a community workshop on **October 22, 2026, at the Creek Preserve Clubhouse – located at 16702 Kingman Reef Street, Wimauma, FL 33598 at 6:00 p.m.**

The purpose of the workshop is to discuss landscape enhancement and security camera system. No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with Florida law. A copy of the agenda for this workshop may be obtained from the District Manager, at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or by calling 813-933-5571. The workshop may be continued to a date, time, and place to be specified on the record at the workshop

There may be occasions when a Board Supervisor may participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor can attend the workshop at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation at this workshop because of a disability or physical impairment should contact the District Office at 813-933-5571 at least five calendar days prior to the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Sam Stevens, District Manager
October 16, 2026 26-03904H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on October 27 , 2026, at 6:00 p.m. at , located at the Hammock Club, 13013 Boggy Creek Rd,, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
October 16, 2026 26-03961H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
CYPRESS CREEK OF HILLSBOROUGH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District will hold its regular meetings for Fiscal 2026/2027 at 7:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Dr, Apollo Beach, FL 33572, on the following dates:

October 27,2026
November 24, 2026
December 29, 2026
January 26, 2027
February 23, 2027
March 30, 2027
April 27, 2027
May 25, 2027
June 29, 2027
July 27, 2027
August 31, 2027
September 28, 2027

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

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

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

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

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

Cypress Creek of Hillsborough County Community Development District
Matt O'Nolan, District Manager
October 16, 2026 26-03962H

FIRST INSERTION

NOTICE OF TOWN HALL MEETING
SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Fork East Community Development District will hold a Town Hall Meeting on Tuesday, October 27, 2026, at 6:00 p.m. at the **Christ the King Lutheran Church, located at 11421 Big Bend Road, Riverview, Florida 33579.**

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

Any person requiring special accommodation at these meetings because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office.

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

Alba Sanchez, District Manager
October 16, 2026 26-03888H

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

The **La Collina Community Development District,** located in Hillsborough County, Florida announces that professional engineering services will be required on a continuing basis. Services to include planning, preparing, reports, and preparing plans, designs, and specifications and construction supervision services for:

1. Water management system and facilities.
2. Water and sewer system and facilities.
3. Roads, landscaping and street lighting.
4. Other community infrastructure provided by the District as authorized in Chapter 190, Florida Statues.
5. Affiliated projects to include engineering contract management and inspection services during construction.

The engineering firm selected will act in the general capacity of District Engineer and will provide the above engineering services as required. Any firm or individual desiring to provide professional services to the district must furnish a resume of its qualifications and past experience on Standard Form 330 with pertinent supporting data.

The District will review all applicants and will comply with the State procedures as established by the Consultants Competitive Negotiations Act, Chapter 287, Florida Statues. All applicants interested must submit eight (8) copies each of Standard Form 330 and a letter of interest by 5:00 p.m. on Friday, October 23, 2026, to the attention of the District Manager Alba Sanchez, La Collina Community Development District at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Any questions should be submitted in writing only to Alba Sanchez, District Manager at albasanchez@azuria.com.

Alba Sanchez, District Manager
October 16, 2026 26-03976H

FIRST INSERTION

NOTICE OF BOARD MEETING
WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **October 28, 2026, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 7:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC
October 16, 2026 26-03868H

FIRST INSERTION

NOTICE OF PUBLIC MEETING
NEW PORT – TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (**"Board"**) of the New Port – Tampa Bay Community Development District (**"District"**) will hold a Board Workshop Meeting on **Wednesday, October 28, 2026, at 11:00 a.m., at 5120 Marina Way, Tampa, FL 33611.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900 (**"District Manager's Office"**) during normal business hours. Additionally, a copy of the agenda, may be obtained at http://newporttampabaycdd.com/.

Participants are encouraged to submit questions and comments to the District Manager in advance at (407) 723-5900 to facilitate the Board's consideration of such questions and comments during the workshop meeting.

The workshop meeting is open to the public and will be conducted in accordance with the provisions of Florida law for recreation districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

Jane Gaarlandt, District Manager
October 16, 2026 26-03953H

FIRST INSERTION

Notice of Meeting of the Board of Supervisors of
Wynnmere East Community Development District

Notice is hereby given that the Board of Supervisors (the **"Board"**) of the Wynnmere East Community Development District (the **"District"**) will be holding their rescheduled regular meeting on October 26, 2026, at 6:00 p.m. at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.

Copies of the agenda will be available on the District website https://wynnmereeastcdd.com/ or by contacting the District Manager by email at rwelborn@rizzetta.com or by phone at (813) 533-2950.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before 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 assistance in contacting the District Manager's office.

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Rachel Welborn, District Manager
October 16, 2026 26-03902H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 11/09/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: EXOL, INC 3GCPWBEK6MG379557 2021 CHEV 14290.52 TEL:813-697-1791 MV: MV110316 LOCATION: 4902 16TH AVE S STE F TAMPA, FL 33619 /

NAME: FAST SERVICES FLORIDA LLC 5UXKR0C38H0X78674 2017 BMW 7486.89 / 5NPEL4JA8MH066753 2021 HYUN 4682.12 / 2T3H1RFV5RC292911 2024 TOYT 15086.78 TEL:813-697-1791 MV: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/

NAME: FERNANDEZ AUTO SERVICE LLC 1G1115S31GU161572 2016 CHEV 6090.00 TEL:813-697-1791 MV: MV115855 LOCATION: 2504 S 54TH ST, TAMPA, FL 33619/

TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/
October 16, 2026 26-03899H

FIRST INSERTION

NOTICE OF RECEIPT OF ENVIRONMENTAL
RESOURCE PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number **1000409** from **BL Companies.** Applicant Mailing Adress: **4700 MILLENIA BLVD SUITE 500, ORLANDO, FLORIDA, 32839.** Application received: **August 14, 2026.** Proposed activity: **COMMERCIAL DEVELOPMENT.** Project name: **DISCOUNT TIRE – BLOOMINGDALE AVE RIVERVIEW.** Project size: **2.18 ACRES** Location: Section(s) **04** Township **30 SOUTH,** Range **20 EAST,** in **HILLSBOROUGH** County. Project Address: **11398 BLOOMINGDALE AVE., RIVERVIEW, FL 33578.** Outstanding Florida Water: **NO.** Aquatic preserve: **NO.** The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1 (800) 836-0797, TDD only 1 (800) 231-6103.
October 16, 2026 26-03934H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case #26-CP-002913
IN RE: ESTATE OF
Raul Francisco Rodriguez, deceased

The administration of the estate of Raul Francisco Rodriguez, deceased, File Number 25-CP-002913, 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 representatives and their attorney are set forth below.

ALL CREDITORS OF THE DECEDENT ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file a written statement of their claim with the court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, even though the personal representative has recognized the claim or demand by paying a part of it or interest on it or otherwise.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED EVEN THOUGH NO OBJECTION TO THE CLAIM IS FILED UNLESS THE COURT EXTENDS THE TIME IN WHICH THE CLAIM MAY BE FILED. AN EXTENSION MAY BE GRANTED ONLY UPON GROUNDS OF FRAUD, ESTOPPEL, OR INSUFFICIENT NOTICE OF THE CLAIMS PERIOD.

The date of first publication of this Notice is October 16, 2026.

Personal Representative
/s/Mercedes Rodriguez/s/
Mercedes Rodriguez
7711 W. Pocahontas Ave.
Tampa, Florida 33615

Attorney for the Personal Representative
/s/David R. Woods/s/
David R. Woods, Esquire
Woods & Woods, P.A.
Florida Bar No. 155209
612 East Colonial Drive, Ste. 190
Orlando, Florida 32803
(407) 481-2993
david@woodslaworlando.com
October 16, 23, 2026 26-03862H

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Southshore Bay Community Development District

Notice is hereby given to the public and all landowners within the Southshore Bay Community Development District (the **"District"**), comprised of approximately 263.92 acres 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: Monday, November 9, 2026
Time: 6:00 p.m.
Place: Hilton Garden Inn
4328 Garden Vista Drive
Riverview, FL 33578

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 2502 N. Rocky Point Drive, Suite 1000, 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) 565-4663, 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.

Audette Bruce, District Manager
October 16, 23, 2026 26-03887H

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within the Lynwood Community Development District (the **"District"**), comprised of approximately 89.16 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 1 member to 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: Friday, November 13, 2026
Time: 11:00 a.m.
Place: Rizzetta & Company
2700 Falkenburg Road, Suite 2745
Riverview, Florida 33578

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 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. 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) 533-2950, 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.

Rachel Welborn, District Manager
October 16, 23, 2026 26-03973H

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Shell Point Community Development District (the **"District"**), comprised of approximately 212.884 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: Tuesday, November 10, 2026
Time: 6:00 p.m.
Place: Shell Point Clubhouse
1155 7th Ave NW
Ruskin, Florida 33570

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 to the District Manger via email at lcastoria@rizzetta.com or at the office of the District Manager c/o Rizzetta & Company located at 3434 Colwell Ave, Suite 200, Tampa, Florida 33614. 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.

Lisa Castoria, District Manager
October 16, 2026 26-03903H

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Waterset South Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 869.617 acres in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a regular meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and others as deemed appropriate by the Board, and to conduct and other business that may come before the Board.

DATE: November 12, 2026
TIME: 10:00 a.m.
PLACE: Rizzetta & Company
2700 S. Falkenburg Road #2745
Riverview, Florida 33578

Each landowner may vote in person or by written proxy. A copy of the agenda for these meetings, and instructions on how all landowners may participate in the election, along with sample proxies, may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 ("District Manager's Office"), during normal business hours. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board 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. A copy of the agendas for these meetings may be obtained from the District Manager's Office. 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 because of a disability or physical impairment should contact the District Manager's Office, at least forty-eight (48) hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the 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 16, 23, 2026 26-03869H

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PALM BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Palm Bay Community Development District (the "District") in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. 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: November 12, 2026
TIME: 9:00 a.m.
PLACE: Courtyard by Marriott Tampa
4014 Tampa Road
Oldsmar, Florida 34677

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by calling (561) 571-0010 (District Manager's Office"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

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

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

District Manager
October 16, 23, 2026 26-03972H

FIRST INSERTION

WATER STREET TAMPA IMPROVEMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Water Street Tampa Improvement District ("District") will hold regular meetings for Fiscal Year 2027 at 1:00 P.M., at Strategic Property Partners, LLC, 1001 Water Street, Suite 1250, Tampa, Florida 33602, on the following dates:

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

The 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, http://www.wstid.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 16, 2026 26-03950H

FIRST INSERTION

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING ON A PROPOSED INCREASE TO FEES FOR USE OF THE POOL CABANA

In accordance with Chapter 190, Florida Statutes, the La Collina Community Development District (the **"District"**) hereby gives public notice of a public hearing on a proposed increase to the fee for use of the Pool Cabana.

The proposed fees, as may be amended by the Board of Supervisors of the District at the public hearing, are as follows:

Reservation Fee for Use of the Pool Cabana for up to four (4) hours (for Owners and Renters of Property within the District and for Non-Resident Members)
$ 125.00
Additional Reservation Fee for Use of the Pool Cabana for each additional hour or portion of an hour exceeding four (4) hours (maximum total of six (6) hours) (for Owners and Renters of Property within the District and for Non-Resident Members)
$25.00/Hour

*Note: In addition to the non-refundable Reservation Fee set forth above, a $100.00 refundable Deposit is required. This Deposit will be returned at the sole discretion of the Board of Supervisors of the District, and subject to use of the Pool Cabana in accordance with all Rules and Regulations of the District, and in a condition that is as good or better than at the time the use of the Pool Cabana commences.

The hearing will be for the purpose of reviewing and setting the fees for use of the Pool Cabana, to provide for efficient and effective District operations, and to enable the District to recover the costs of providing the services. At the conclusion of the hearing, the Board shall adopt a fee as finally approved by the Board of Supervisors.

The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment the fee schedule.

A PUBLIC HEARING WILL BE HELD AT THE TIME, DATE AND PLACE SHOWN BELOW:

DATE: Monday, November 2nd, 2026
TIME: 6:00 p.m.
PLACE: Brandon Regional Library
619 Vonderburg Drive
Brandon, FL 33511

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

A copy of the proposed fees may be obtained by contacting the District Manager, at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 or by telephone at: (813) 482-1614.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager at (813) 482-1614 for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

Alba Sanchez, District Manager
October 16, 2026 26-03889H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003400
IN RE: ESTATE OF JAMES L. STEPHENS,
Deceased.

The administration of the estate of JAMES L. STEPHENS, deceased, whose date of death was July 13, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs 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 October 16, 2026.

KARIN ELIZABETH CHAMPION
Personal Representative
Jillian P. Gracy
Attorney for Personal Representative
Florida Bar No. 1065455
Peebles & Gracy, P.A.
826 Broadway
Dunedin, Florida 34698
Telephone: (727) 736-1411
Email: info@ppeblesandgracy.com
October 16, 23, 2026 26-03932H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-003382
IN RE: ESTATE OF JOHN W. NICHOLSON,
DECEASED.

The administration of the estate of JOHN W. NICHOLSON, deceased, whose date of death was August 12, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 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.

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.

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 October 16, 2026.

Personal Representative:
RONALD A. NICHOLSON
Personal Representative
c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
BRUCE MARGER, ESQ.
BATTAGLIA, ROSS, DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 50380
Primary Email:
bmarg@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
October 16, 23, 2026 26-03863H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 26-CP-003401
DIVISION: B
IN RE: ESTATE OF RICHARD TODD PERKINS
Deceased.

The administration of the estate of RICHARD TODD PERKINS, deceased, whose date of death was August 27, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 26-CP-003401; 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 OCTOBER 16, 2026.

Petitioner
KENNETH PAUL PERKINS
210 South Central Avenue
Ramsey, NJ 07446
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
October 16, 23, 2026 26-03970H

FIRST INSERTION

NOTICE TO CREDITORS
(**Limited/Nominal Administration for Service of Process**)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP2601
IN RE: ESTATE OF JOSEPH ANTHONY NUNNELLY
Deceased

The administration of the estate of JOSEPH ANTHONY NUNNELLY, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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.

PLEASE TAKE NOTICE that Limited Letters of Administration have been issued to the Personal Representative. The authority of the Personal Representative is strictly limited to standing in the place of the decedent to accept service of process, respond to, and defend a civil lawsuit filed in the Circuit Court for Hillsborough County, Florida, Case No. 26-CA-003053.

The Personal Representative has no authority over any other property, financial accounts, or assets, as the value of the probate estate is $0.

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.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: OCTOBER 16, 2026

Personal Representative:
David J. Bouziane, Jr.
2812 Manatee Ave W
Bradenton, FL 34205
Attorney for Personal Representative:
David J. Bouziane, Jr..
Florida Bar No. 58865
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
October 16, 23, 2026 26-03949H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003421
Division A
IN RE: ESTATE OF LORENE LOUISE JACK, aka LORENE N. JACK
Deceased.

The administration of the estate of LORENE LOUISE JACK, also known as LORENE N. JACK, deceased, whose date of death was September 8, 2026, is pending in the Circuit Court for Hillsorough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 16, 2026.

AMANDA L. FULMER
Personal Representative
5325 Winhawk Way
Lutz FL 33558
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
October 16, 23, 2026 26-03901H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002980
IN RE: ESTATE OF MARCIA MAY REGINO,
Deceased.

The administration of the estate of MARCIA MAY REGINO, deceased, whose date of death was July 3, 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 16, 2026.

ABIGAYLE REGINO
Personal Representative
8384 Emily Wood Circle
Tampa, FL 33647
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 16, 23, 2026 26-03965H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003411
IN RE: ESTATE OF PAMELA A. BRAYTON a/k/a PAMELA BRAYTON
Deceased.

The administration of the estate of PAMELA A. BRAYTON a/k/a PAMELA BRAYTON, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File Number 26-CP-003411, the address of which is Hillsborough County Clerk of Court, 419 N. Pierce St., Tampa, FL 33602. The name and address of the Personal Representative and of the Personal Representative's attorneys 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 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 decedent's estate must file their claims with this court WITHIN 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 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 16, 2026.

PATRICK J. MANLEY,
Personal Representative
1140 Greenwood Glen
Endwell, NY 13760
JOHN B. GIBBONS, ESQUIRE,
ATTORNEY FOR PERSONAL REPRESENTATIVE
jgibbons@darroweverett.com
Florida Bar No. 242901
DARROWEVERETT LLP
201 E. Kennedy Blvd., Ste. 600
Tampa, FL 33602
PH (813) 314-4500
FAX (813) 314-4555
October 16, 23, 2026 26-03948H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003428
Division A
IN RE: ESTATE OF JOHN GOVAN SIMMS, JR. a/k/a JOHN G. SIMMS, JR.,
Deceased.

The administration of the estate of JOHN GOVAN SIMMS, JR. a/k/a JOHN G. SIMMS, JR., deceased, whose date of death was August 5, 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: October 16, 2026

ELIZABETH VILLANOVA
Personal Representative
1117 Hillandale Reserve Drive
Tampa, FL 33613
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
October 16, 23, 2026 26-03864H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003964
IN RE: ESTATE OF GLORIA FRANQUIZ MILLER,
Deceased.

The administration of the estate of GLORIA FRANQUIZ MILLER, deceased, whose date of death was July 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 16, 2026.

DANA CAMERON
AKA DANA E. FINCH
Personal Representative
902 Bunker View Drive
Apollo Beach, FL 33572
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 16, 23, 2026 26-03943H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13th JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH, FLORIDA.
CASE No. 26-CA-007451
WILMINGTON TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR TRYON STREET ACQUISITION TRUST I,
Plaintiff vs.
WARREN AVE LLC, et al.,
Defendants

TO: UNKNOWN TENANT #1
121 E WARREN AVE UNIT 1 TAMPA, FL 33602
UNKNOWN TENANT #2
121 E WARREN AVE UNIT 1 TAMPA, FL 33602
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 1, WILLOW TERRACE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 138, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 11/10/2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of OCT 05 2026.

Victor D Crist
As Clerk of said Court
(SEAL) By: Patricia Rorer
As Deputy Clerk
Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(25-000996-03)
October 16, 23, 2026 26-03960H

--- ESTATE ---

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION
File Number: 2026CP003126
Division: ARKIN
IN RE: ESTATE OF NANCY MELINDA WADDELL
Deceased.

The administration of the estate of NANCY MELINDA WADDELL, deceased, File Number: 2026CP003126, whose date of death was June 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601, Probate Division). The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: 10/16/2026

Personal Representative
Ruth Ann Weintraub
Attorney for Personal Representative
Andrew G. Rosenberg
Florida Bar No. 012904
Andrew G. Rosenberg, P.A.
5421 N. University Drive,
Suite 101
Coral Springs, FL 33067
(954) 755-7803
October 16, 23, 2026 26-03883H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-003156
IN RE: ESTATE OF FRANCES C. BATZ,
Deceased.

The administration of the estate of FRANCES C. BATZ, deceased, whose date of death was March 22, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 16, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
October 16, 23, 2026 26-03944H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No.: 26-CP-003294
Division: A
IN RE: ESTATE OF JAMES JOSEPH PAUL,
Deceased.

The administration of the Estate of James Joseph Paul, deceased, whose date of death was August 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Personal Representative:
John Tortorich
5804 Theresa Street
Tampa, Florida 33615
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
October 16, 23, 2026 26-03886H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-003341
Division A
IN RE: ESTATE OF LORRAINE BADER
Deceased.

The administration of the estate of LORRAINE BADER, deceased, whose date of death was March 24, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 16, 2026.

Co-Personal Representatives:
REID SCOTT BADER
5560 Avenue Du Soleil
Lutz, Florida 33558
WADE BADER
806 Guisando De Avila
Tampa, Florida 33613
Attorney for Co-Personal Representatives:
Jeffrey A. Aman, Esquire
Attorney for Co-Personal Representatives
Florida Bar Number: 437417
AMAN LAW FIRM
282 Crystal Grove Boulevard
Lutz, Florida 33548
Telephone: (813) 265-0004
Fax: (888) 870-8658
E-Mail: jeffa@amanlawfirm.com
Secondary E-Mail:
service@amanlawfirm.com
October 16, 23, 2026 26-03933H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-003527
Division A
IN RE: ESTATE OF MARIA ANNA RANDALL PHILLIPS a/k/a MARIA A. RANDALL PHILLIPS a/k/a MARIA ANNA FILIPELO,
Deceased.

The administration of the estate of MARIA ANNA RANDALL PHILLIPS, also known as MARIA A. RANDALL PHILLIPS AND MARIA ANNA FILIPELO, deceased, whose date of death was September 4, 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: October 16, 2026

JOHN B. PENDINO
Personal Representative
8415 Magnolia St
Gibsonton, FL 33534
MORGAN A. ROBINSON
Attorney for Personal Representative
Florida Bar No. 1038923
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: (813) 251-8659
Email: mrobinson@hnh-law.com
Secondary Email:
dbarroso@hnh-law.com
October 16, 23, 2026 26-03957H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-003443
Division A
IN RE: ESTATE OF EHREN L. BOLLINGER, aka EHRENFREID LUDWIG BOLLINGER
Deceased.

The administration of the Estate of EHREN L. BOLLINGER, also known as EHRENFREID LUDWIG BOLLINGER, deceased, whose date of death was May 28, 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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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

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

The date of first publication of this notice is: October 16, 2026.

Signed on this 13th day of October, 2026.

Cynthia A. Mullen
11710 Phoenix Circle
Tampa, FL 33618
Samuel B. Dolcimascolo
Attorney for Personal Representative
Florida Bar No. 173047
Bush Ross, P.A.
1801 N. Highland Ave.
Tampa, FL 33602
Telephone: (813) 224-9255
Email:
sdolcimascolo@bushross.com
Secondary Email:
lsamuiloff@bushross.com
8OE8138.DOCX
October 16, 23, 2026 26-03952H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 26-CP-003451
IN RE: THE ESTATE OF SUSAN JANE PRUETT A/K/A SUSAN J. PRUETT,
Deceased.

The administration of the Estate of Susan Jane Pruett a/k/a Susan J. Pruett, deceased, whose date of death was August 9, 2026, File Number 26-CP-003451, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

ALL CLAIMS NOT 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 DA TE 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 16, 2026.

Personal Representative
KAREN K. LARSEN
Personal Representative,
9888 Teller Court
Westminster, CO 80021
Attorney for Personal Representative
Lyndy C. Jennings, Esq.
Attorney for Personal Representative
Florida Bar No. 908851
Law Offices of Lyndy C. Jennings, PA
330 Pauls Drive,
Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
Email: ljennings@lyndylaw.com
October 16, 23, 2026 26-03885H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
Case No. 26-CP-003105
IN RE: ESTATE OF PHILLIP JOSEPH MAZURK
Deceased.

The administration of the estate of Phillip Joseph Mazurk, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 16, 2026.

Personal Representative:
Penny Mazurk
12501 Apalachee Place
Thonotosassa, FL 33592
Attorney for Personal Representative:
/s/ Marley Dodd
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. Bar. No.: 0085615
Zoecklein Law P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
Marley@zoeckleinlawpa.com
Brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310
October 16, 23, 2026 26-03938H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
CASE NO: 26-CP-003219
IN RE: ESTATE OF LINDA M. HARRIS,
(AKA: LINDA MARIE HARRIS),
Decedent.

An Order of Summary Administration of the Estate of Linda M. Harris, Deceased, whose date of death was July 7, 2026; Case Number 26-CP-003219, has been entered in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601-1110. The total value of the Estate, other than homestead and exempt property, is $0.00. The names and addresses of those to whom the Petitioner has requested for the assets of the Estate to be assigned are David M. Harris, 4205 Bay Club Circle, Tampa, FL 33607, and Scott E. Harris, 1212 East Whiting Street #305, Tampa, FL 33602, and the name and address of the Petitioner'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 unliquidated claims, on whom a copy of this notice is served 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 having 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, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of the first publication of this Notice is October 16, 2026.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
October 16, 23, 2026 26-03939H

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-010199
MIDFIRST BANK
Plaintiff, v.
UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF JADA COLON; UNKNOWN SPOUSE OF KEREN J. UBINAS; KEREN J. UBINAS; KEREN J. UBINAS AS CUSTODIAN FOR JONAS K. COLON-UBINAS, A MINOR; KEREN J. UBINAS AS CUSTODIAN FOR JIALISSE O. COLON UBINAS, A MINOR; JADA COLON; GUADALUPE N. PEREIRA LOPEZ A/K/A GUADALUPE P. LOPEZ, AS CUSTODIAN FOR JAYLEEN COLON, A MINOR; HILLSBOROUGH COUNTY, FLORIDA; LAKE ST. CHARLES MASTER ASSOCIATION, INC.; KEREN J. UBINAS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JONATHAN COLON MELENDEZ, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 07, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 47, BLOCK 1, LAKE ST. CHARLES, UNIT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE 11, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 6901 FREEPORT RD, RIVERVIEW, FL 33578-8334

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on November 12, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 12 day of October, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000011159
October 16, 23, 2026 26-03940H

FIRST INSERTION

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

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 3, 2025, in the above-styled cause, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com at 10:00 a.m. on November 12, 2026, the following described property:

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

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

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

FRANK CHARLES MIRANDA, P.A.
/s/ Melissa N. Champagne
MELISSA N. CHAMPAGNE, ESQUIRE
F.B.N.: 77395
3226 W. Cypress St.
Tampa, FL 33607
Telephone: 813-254-2637
Primary Email: melissa@fcmlaw.com
Secondary Email: diana@fcmlaw.com
Attorney for Plaintiff
October 16, 23, 2026 26-03942H

FIRST INSERTION

NOTICE OF SALE
IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 24-CA-009065
Division P
21ST MORTGAGE CORPORATION,
Plaintiff vs.
CHRISTOPHER JASON SAMPSON; MICHELE SAMPSON; and UNKNOWN TENANT
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 16, 2025, entered in Case No.: 24-CA-009065 of the Circuit Court in and for Hillsborough County, Florida, wherein CHRISTOPHER JASON SAMPSON, MICHELE SAMPSON, and UNKOWN TENANT, are the Defendants, that Victor D. Crist, the Clerk of the Court shall sell the subject property at public sale on November 9, 2026 to the highest bidder for cash, except as prescribed in Paragraph 7, conducted electronically online at http://www.hillsborough.realforeclose.com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed. The following described real property as set forth in the Final Judgment will be sold:

Legal:
THE NORTH 165 FEET OF THE SOUTH 1222 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 21 EAST, LESS THE NORTH 150 FEET OF THE WEST 321 FEET THEREOF, AND LESS THE WEST 30 FEET THEREOF FOR ROAD PURPOSES, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH A 2017 SCOTBILT 52X32 MODEL MANUFACTURED HOME BEARING SERIAL NOS.: SBHGA11608590A AND SBHGA11608590B.

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

NOTICE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS FUNCTION SHOULD CONTACT COUNTY CIVIL NOT LATER THAN ONE (1) DAY PRIOR TO THE FUNCTION AT 813-276-8100; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, CALL 1-800-955-8770.

By: /s/Leslie S White, Esq.
SEND MAIL TO:
Leslie S. White, for the firm
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
Florida Bar No. 521078
Telephone 407-841-1200
Facsimile 407-423-1831
primary email:
lwhite@deanmead.com
secondary email:
callender@deanmead.com
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802-2346
October 16, 23, 2026 26-03898H

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-001098
VALLEY NATIONAL BANK,
Plaintiff, vs.
JAMES L. WILKES, II, THE WILKES FIRM, P.A., MELANIA ANN WILKES, BAYSHORE PROMENADE CONDOMINIUM ASSOCIATION, INC. and ANY UNKNOWN TENANTS 1 - 2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Amended Nunc Pro Tunc Final Judgment of Foreclosure and Final Monetary Judgment dated September 28, 2026, and entered in 26-CA-001098 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein VALLEY NATIONAL BANK is the Plaintiff and JAMES L. WILKES, II, THE WILKES FIRM, P.A., MELANIA ANN WILKES, BAYSHORE PROMENADE CONDOMINIUM ASSOCIATION, INC. and ANY UNKNOWN TENANTS 1 – 2 are the Defendant(s). Victor D. Crist, 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 December 10, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 2 NORTH, BAYSHORE PROMENADE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 6691, PAGE 312, AND ACCORDING TO CONDOMINIUM PLAT BOOK 14, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

The Real Property above is currently collectively known as: 2419 Bayshore Blvd., Unit 2N, Tampa, FL 33629. Folio Number: 117480-0202.

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 please contact the

Administrative Office of the Court
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

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: October 7, 2026

Respectfully submitted,
SHUTTS & BOWEN LLP
Counsel for Plaintiff
200 South Biscayne Boulevard,
Suite 4100
Miami, Florida 33131
Telephone: (305) 358-6300
Facsimile: (305) 381-9982
By: /s/ Scott H. Silver
Scott H. Silver
Florida Bar No. 0042297
Email: ssilver@shutts.com
MIADOCS 32166324 1 33166.0070
October 16, 23, 2026 26-03907H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-009030
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
RAUL PEREZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2026, and entered in 25-CA-009030 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and RAUL PEREZ; CLIFFORD FRIAS; HOUSING AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 04, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, IN BLOCK 16, OF CYPRESS CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8009 ALAMOSA WOOD AVE, RUSKIN, FL 33573

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

IMPORTANT

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

Dated this 13 day of October, 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
25-329391 - MiM
October 16, 23, 2026 26-03956H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-008518
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
TAMESHA SHAKERA LEWIS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2026, and entered in 25-CA-008518 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and TAMESHA SHAKERA LEWIS; FLORIDA HOUSING FINANCE CORPORATION; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PROGRESSIVE SELECT INS. CO. A/S/O ELIZABETH J. DAVIS 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 November 06, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 1 AND 2, BLOCK 111, TERRACE PARK SUBDIVISION UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4101 E SEWAHA ST, TAMPA, FL 33617

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 13 day of October, 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
25-330573 - MiM
October 16, 23, 2026 26-03955H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-003542-CC
SUMMERGATE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
NANCY A. MENCHACA, ET AL.,
Defendants.

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

Lot 3, Block 14, Summer Gate Townhomes, as per the map or plat thereof, recorded in Plat Book 104, Page 150 of the Public Records of Hillsborough County, Florida. Commonly referred to as: 1432 Summergate Drive, Valrico, Florida 33594.

at public sale, to the highest bidder for cash at 10 a.m., on the 4th day of December 2026.

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

DATED this 12th Day of October, 2026.

STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P:(813) 867-4455 /
F: (813) 867-4454
Attorney for Plaintiff, SUMMERGATE
October 16, 23, 2026 26-03937H

FIRST INSERTION

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

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

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

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13645FL
October 16, 23, 2026 26-03951H

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-010564
Freedom Mortgage Corporation,
Plaintiff, vs.
Ebonie Simone Siemer a/k/a Ebonie Siemer a/k/a Ebonie Balark, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-010564 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Ebonie Simone Siemer a/k/a Ebonie Siemer a/k/a Ebonie Balark; Andrew Peter Siemer a/k/a Andrew P. Seimer; United States of America on behalf of the Secretary of Housing and Urban Development; Grow Financial Federal Credit Union FKA Macdill Federal Credit Union; Belmont Homeowners Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 7th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 68, IN BLOCK 1, OF BELMONT PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: 077775-1526

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.

Dated this 12th day of October, 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 Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F03140
October 16, 23, 2026 26-03915H

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. 292025CA013034A001HC
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
CAMILLA YOST, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 04, 2026, and entered in 292025CA013034A001HC of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and CAMILLA YOST; UNKNOWN SPOUSE OF CAMILLA YOST; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; SUN CITY CENTER COMMUNITY ASSOCIATION, INC.; CERTIFICATE OF OCCUPANCY FOR CAMILLA YOST 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 November 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK "CB", DEL WEBB'S SUN CITY FLORIDA UNIT NUMBER 21, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1526 ALLEGHENY DRIVE, SUN CITY CENTER, FL 33573

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

IMPORTANT

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

Dated this 12 day of October, 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
25-369394 - MaS
October 16, 23, 2026 26-03946H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-004998
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
JANET L. HUGHES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 11, 2026, and entered in 26-CA-004998 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and JANET HUGHES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 November 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 3 THROUGH 24, INCLUSIVE, BLOCK 45, TAMPA TOURIST CLUB, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF VACATED ILLINOIS DRIVE AND ALL OF VACATED IOWA DRIVE ABUTTING THEREON.
Property Address: 3006 KINGSWOOD DR, 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 12 day of October, 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
26-409391 - NaP
October 16, 23, 2026 26-03947H

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.: 24-CA-007322
ROYAL PACIFIC FUNDING CORPORATION
Plaintiff(s), vs.
CASINA R ROBINSON; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 16, 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 9th 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:

ALL THAT PROPERTY SITUATE IN THE COUNTY OF HILLSBOROUGH AND STATE OF FLORIDA DESCRIBED ASLOT 45, BLOCK 1, RAINTREE TERRACE SUBDIVISION WHICH ALSO INCLUDES A REPLAT OF A PART OF W.E., HAMNER`S 56TH STREET ESTATES, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 12504 Rain Forest Street, Temple Terrace, FL 33617

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

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-002438-1
October 16, 23, 2026 26-03870H

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-003841
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3
Plaintiff(s), vs.
MIDTOWN VENTURE GROUP LLC; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Amended Final Judgment of Foreclosure entered on September 11, 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 9th 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:

THE EAST 50 FEET OF THE WEST 126.88 FEET OF LOT 4, OF REVISED MAP OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 921 East 122nd Avenue, 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 before the clerk reports the surplus as unclaimed.

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-010151-2
October 16, 23, 2026 26-03871H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-001274
Freedom Mortgage Corporation,
Plaintiff, vs.
German G Santos, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-001274 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and German G Santos; Unknown Spouse of German G. Santos; United States of America on behalf of the Secretary of Housing and Urban Development; Townes at Southshore Pointe Community Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 9th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 10, SOUTH SHORE POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 160, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: 056774-2344

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 13th day of October, 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 Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq., Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 26-F00107
October 16, 23, 2026 26-03935H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-005754
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN HOLDINGS TRUST, A DELAWARE STATUTORY TRUST,
Plaintiff, v.
JAMIE S. ROBBINS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA F. ROBBINS, DECEASED; THE ESTATE OF SAMUEL H. ROBBINS, SR., DECEASED; JAMIE S. ROBBINS, INDIVIDUALLY; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT I; UNKNOWN TENANT II; AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Summary Judgment dated February 26. 2026, and entered in Case No. 24-CA-005754 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN HOLDINGS TRUST, A DELAWARE STATUTORY TRUST is Plaintiff, and JAMIE S. ROBBINS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA F. ROBBINS, DECEASED; THE ESTATE OF SAMUEL H. ROBBINS, SR., DECEASED; JAMIE S. ROBBINS, INDIVIDUALLY; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY, FLORIDA; AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS are Defendants. 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 a.m. on November 3, 2026, after having first given notice as required by Section 45.041 Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 158 FEET OF THE NORTH 198 FEET OF THE EAST 306 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS THE EAST 30 FEET FOR ROAD RIGHT-OF-WAY, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
ADDRESS: 9920 Gallagher Rd., Dover, FL 33527

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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 October 1, 2026.
/s/ Sean K. Mills
Sean K. Mills, Esq.
MBK Chapman PC
3208 E. Colonial Drive,
Suite 323
Orlando, FL 32803
Phone: (561) 320-6156 |
Fax: (561) 320-6256
Florida Bar No.: 59342
Email: smills@mbkchapman.com
October 16, 23, 2026 26-03872H

--- SALES / ACTIONS ---

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-001098
VALLEY NATIONAL BANK, Plaintiff, vs.
JAMES L. WILKES, II, THE WILKES FIRM, P.A., MELANIA ANN WILKES, BAYSHORE PROMENADE CONDOMINIUM ASSOCIATION, INC. and ANY UNKNOWN TENANTS 1 - 2, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Amended Nunc Pro Tunc Final Judgment of Foreclosure and Final Monetary Judgment dated September 28, 2026, and entered in 26-CA-001098 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein VALLEY NATIONAL BANK is the Plaintiff and JAMES L. WILKES, II, THE WILKES FIRM, P.A., MELANIA ANN WILKES, BAYSHORE PROMENADE CONDOMINIUM ASSOCIATION, INC. and ANY UNKNOWN TENANTS 1 – 2 are the Defendant(s). Victor D. Crist, 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 December 10, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 3 NORTH, BAYSHORE PROMENADE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6691, PAGE 312, AND RECORDED IN CONDOMINIUM PLAT BOOK 14, PAGE 63, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ANY UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNIT.

The Real Property above is currently known as: 2419 Bayshore Blvd., Unit 3N, Tampa, FL 33629. Folio Number: 117480-0204

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 please contact the

Administrative Office of the Court
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

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: October 7, 2026
Respectfully submitted,
SHUTTS & BOWEN LLP
Counsel for Plaintiff
200 South Biscayne Boulevard, Suite 4100
Miami, Florida 33131
Telephone: (305) 358-6300
Facsimile: (305) 381-9982
By: /s/ Scott H. Silver
Scott H. Silver
Florida Bar No. 0042297
Email: ssilver@shutts.com
MIADOCS 32166191 1 33166.0070
October 16, 23, 2026 26-03908H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-007647
DIVISION: P - EAST CIRCIUIT
ADVANTA IRA SERVICES, LLC FBO BENEFICIARY ROTH IRA #8005207, Plaintiff, vs.
MARK J. HARRISON, et al., Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 8, 2026, and entered in Case No. 24-CA-007647 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which ADVANTA IRA SERVICES, LLC FBO BENEFICIARY ROTH IRA #8005207, is the Plaintiff and MARK J. HARRISON is the defendant, Victor Crist, Clerk of the Court, will sell to the highest and best bidder for cash in/on https://www.hillsborough.realforeclose.com/index.cfm in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida on November 9, 2026, at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:

THE EAST 205 FEET OF THE SOUTH 165.6 FEET OF THE NORTH 993 FEET OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 33 FEET FOR ROAD RIGHT OF WAY. PARCEL IDENTIFICATION NUMBER: 081534-0000
PROPERTY ADDRESS: 10122 GALLAGHER ROAD, DOVER, FL 33527

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.

See 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.

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
October 16, 23, 2026 26-03936H

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-000087
UNITED WHOLESALE MORTGAGE, LLC Plaintiff(s), vs.
JESSICA MONTESDEOCA; RIVERCREST COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA; THE UNKNOWN SPOUSE OF JESSICA MONTESDEOCA; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: THE UNKNOWN SPOUSE OF JESSICA MONTESDEOCA
LAST KNOWN ADDRESS: 41 DOOLITTLE STREET BRENTWOOD, NY 11717
CURRENT ADDRESS: UNKNOWN

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

LOT 6, BLOCK 8, RIVERCREST TOWNHOMES WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE(S) 12-1, THROUGH 12-6, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 10936 Winter Crest Drive, Riverview, FL 33569

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.

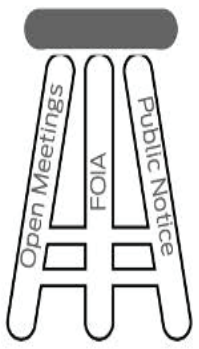
DATED this the day of OCT 08 2026.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Patricia Rorer
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-015962-1
October 16, 23, 2026 26-03896H

Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency





This is not about "newspapers vs the internet".

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

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

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 16-CA-001678
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.
JOAN M. MARMARELLIS; CHARLES J. FAGER; PILOT BANK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed September 24, 2026 and entered in Case No. 16-CA-001678, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and JOAN M. MARMARELLIS; CHARLES J. FAGER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; PILOT BANK; 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 30th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 55 FEET OF LOT 24 AND THE SOUTH 1/2 OF LOT 25, BLOCK 11, MORRISON GROVE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 54, 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 13th day of October 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.: 15-02109 JPC
V6.20190626
October 16, 23, 2026 26-03941H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2019-CA-005737
DIVISION: J
WELLS FARGO BANK, N.A., Plaintiff, vs.
ANTHONY ACOSTA, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 3, 2026, and entered in Case No. 29-2019-CA-005737 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Anthony Acosta, Christine Acosta a/k/a Christine Maley, United States of America acting through Secretary of Housing and Urban Development, City of Tampa, Florida, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the November 5, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 14, BLOCK 185, TOGETHER WITH WEST 1/2 OF CLOSED ALLEY ABUTTING THEREON, OF MAP OF PART OF PORT TAMPA CITY, ACCORDING TO MAP OR PLAT THEREFORE AS RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 7406 S. FAUL 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.

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 14 day of October 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Udoka Nwosu
Florida Bar # 1006418
Udoka Nwosu, Esq
IN/19-011914
October 16, 23, 2026 26-03971H

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-012326
AZBEN LIMITED, LLC, Plaintiff, v.
MVA PROPERTIES INVESTOR LLC, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 7, 2026 and entered in Case No. 25-CA-012326 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein MVA PROPERTIES INVESTOR LLC, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on November 18, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 28, AS SHOWN ON PLAT ENTITLED, CAPRI ISLES AT CORY LAKE, SECTION 15, TOWNSHIP 27, SOUTH, RANGE 20 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, AT PAGE 297, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY.

and commonly known as: 11016 TAHITI ISLE LN, TAMPA, FL 33647 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
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 16, 23, 2026 26-03911H

--- SALES / ACTIONS ---

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-012560
WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A., Plaintiff, VS.
NANCY V. SNEAD A/K/A NANCY SNEAD, AS TRUSTEE OF THE SNEAD FAMILY TRUST AMENDED UTD; UNKNOWN BENEFICIARIES OF THE SNEAD FAMILY TRUST AMENDED UTD; NANCY V. SNEAD A/K/A NANCY SNEAD; UNKNOWN BENEFICIARIES OF THE SNEAD FAMILY TRUST AMENDED UTD; MAREK STROZ; SOUTHSHORE FALLS 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 28, 2026 in Civil Case No. 25-CA-012560, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A. is the Plaintiff, and NANCY V. SNEAD A/K/A NANCY SNEAD, AS TRUSTEE OF THE SNEAD FAMILY TRUST AMENDED UTD; UNKNOWN BENEFICIARIES OF THE SNEAD FAMILY TRUST AMENDED UTD; NANCY V. SNEAD A/K/A NANCY SNEAD; UNKNOWN BENEFICIARIES OF THE SNEAD FAMILY TRUST AMENDED UTD; MAREK STROZ; SOUTHSHORE FALLS 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 18, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 33, SOUTHSHORE FALLS PHASE 3E-PARTIAL, REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 9 THROUGH 14, 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 7th day of October, 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 R. Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-1065B
Ref# 27092
October 16, 23, 2026 26-03905H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: D
CASE NO.: 29-2026-CA-001684
SECTION # RF
UNION HOME MORTGAGE CORPORATION,
Plaintiff, vs.
RICKY JONES; HILLSBOROUGH COUNTY, FLORIDA CLERK OF COURT; PALM RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN SPOUSE OF RICKY JONES; MICHELLE A. SIMPSON A/K/A MICHELLE ANTIONETTE SIMPSON
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 November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 38, PALM RIVER TOWNHOMES PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 107, PAGE 292, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 4753 TUSCAN LOON DR, TAMPA, FL 33619

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

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

Dated this 12 day of October 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
25-05478
October 16, 23, 2026 26-03931H

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.: 23-CA-013054
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff(s), vs.
LEON MACK, JR; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 17, 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 9th 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:

ALL THAT PARCEL OF LAND IN HILLSBOROUGH COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 6947-1601, ID# A-23-28-18-3E9-000025-00010.00, BEING KNOWN AND DESIGNATED AS LOT 10, BLOCK 25, EL PORTAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 1419 West Burger Street, Tampa, FL 33604

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. 22-006564-1
October 16, 23, 2026 26-03906H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-007874
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
BERNARD MORENCY A/K/A BERNARD MARCEL MORENCY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 13, 2026, and entered in 25-CA-007874 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and BERNARD MORENCY A/K/A BERNARD MARCEL MORENCY A/K/A BERNARD M. MORENCY; UNKNOWN SPOUSE OF BERNARD MORENCY A/K/A BERNARD MARCEL MORENCY A/K/A BERNARD M. MORENCY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF TAMPA, FLORIDA 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 November 13, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 40 FEET OF LOT(S) 25, EDGEWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE(S) 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 3714 N. 35TH ST, TAMPA, FL 33610

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

IMPORTANT

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

Dated this 12 day of October, 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
25-327217 - MaS
October 16, 23, 2026 26-03945H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 29-2026-CA-007648
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
FAIGY BRANE KLEIN A/K/A FAIGY KLEIN, et al.,
Defendants.

TO: FAIGY BRANE KLEIN A/K/A FAIGY KLEIN
21 CHARNWOOD DR , SUFFERN, NY 10901
JOEL KLEIN
5479 FLINT HILLS DR , WIMAUMA, FL 33598

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

LOT 605, CREEK PRESERVE PHASE 5, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 105 THROUGH 108, 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 11/13/2026, 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 8 day of October, 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
25-04479
October 16, 23, 2026 26-03890H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-008290 DIV J
GUILD MORTGAGE COMPANY LLC,
Plaintiff, v.
NELSON LUIS CRESPO MORALES, et al.,
Defendants.

TO: Nelson Luis Crespo Morales
2425 Wishing Well Circle
Tampa, FL 33619
Nelson Luis Crespo Morales
14217 Alistar Manor Dr.
Wimauma, FL 33598
Unknown Spouse of Nelson Luis Crespo Morales
2425 Wishing Well Circle
Tampa, FL 33619
Unknown Spouse of Nelson Luis Crespo Morales
14217 Alistar Manor Dr.
Wimauma, FL 33598

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

Lot 43, Block 27, of the plat of HIGHLAND ESTATES PHASE 2B, according to the map or plat thereof recorded in Plat Book 121, Page 198, of the Public Records of Hillsborough County, Florida.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 6 day of October, 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 16, 23, 2026 26-03882H

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 26-CA-009567
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
ERMES YUDEL VERDECIA CARRAZANA; et al.,
Defendants.

TO: ERMES YUDEL VERDECIA CARRAZANA; 303 E 120TH AVENUE TAMPA, FL 33612
UNKNOWN SPOUSE OF ERMES YUDEL VERDECIA CARRAZANA; 303 E 120TH AVENUE TAMPA, FL 33612

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

LOT 9, BLOCK 3, DILL SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 14 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as 303 E 120TH AVENUE, TAMPA, FL 33612

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 11/18/2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on OCT 13 2026.

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

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd.,
Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
October 16, 23, 2026 26-03930H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-004486
Truist Bank
Plaintiff, vs.
Bette J. Steinberg; Unknown Spouse of Bette J. Steinberg; Brentwood Park Association, Inc.
Defendants.

TO: Bette J. Steinberg and Unknown Spouse of Bette J. Steinberg
Last Known Address: 4201 Brentwood Park Cir., Tampa, FL 33624

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

LOT 8, BLOCK 25, BRENTWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE(S) 8, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 11/09/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on OCT 02 2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F01323
October 16, 23, 2026 26-03866H

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CA-008615
Honorable Judge: DANIEL, HELENE L
PLANET HOME LENDING, LLC
Plaintiff, vs.
KATHRYN LOFTUS; UNKNOWN SPOUSE OF KATHRYN LOFTUS; REGINALD REED; BEST CHOICE ROOFING; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

TO: KATHRYN LOFTUS and UNKNOWN SPOUSE OF KATHRYN LOFTUS
Last Known Address: 1412 LAKEHURST WAY, BRANDON, FL 33511

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 1412 LAKEHURST WAY, BRANDON, FL 33511, and more particularly described as follows:

LOT 19, BLOCK C, WATERMILL III AT PROVIDENCE LAKES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL ID: 737786284

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, NOVEMBER 10, 2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON: 10/5/2026

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

Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street, Suite 730,
Orlando, FL 32801
October 16, 23, 2026 26-03861H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-004003
Truist Bank
Plaintiff, vs.
Juan Manuel Placeres a/k/a Juan M. Placeres; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jason Placeres, Deceased; Unknown Spouse of Juan Manuel Placeres a/k/a Juan M. Placeres; Mirna Rocio Flores; Unknown Spouse of Linda S. Davis
Defendants.

TO: Unknown Spouse of Juan Manuel Placeres a/k/a Juan M. Placeres
Last Known Address: 210 N. Broadacres Ave. Campton, CA 90220
TO: Unknown Spouse of Linda S. Davis
Last Known Address: 9309 Merlot Circle, Seffner, FL 33584

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

LOT 13, BLOCK 7, BELLMONT HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 11/13/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on OCT 08 2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F00899
October 16, 23, 2026 26-03865H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-006121
Freedom Mortgage Corporation
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Douglas Wayne Wilson, Jr., Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Douglas Wayne Wilson, Jr., Deceased
Last Known Address: Unknown

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

LOT 195, BERRY BAY SUBDIVISION VILLAGES E, G AND L, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 142, PAGES 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 10/23/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on 9/17/2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F00117
October 16, 23, 2026 26-03867H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-003275
Freedom Mortgage Corporation
Plaintiff, vs.
Gary Josue Cabrera; Unknown Spouse of Gary Josue Cabrera; United States of America on behalf of the Secretary of Housing and Urban Development; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Gwendolyn Louise Allen, Deceased
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Gwendolyn Louise Allen, Deceased
Last Known Address: Unknown
Unknown Spouse of Gary Josue Cabrera
Last Known Address: 12224 Ledbury Commons Drive, Gibsonton, FL 33534

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

LOT 35, BLOCK 12, PROGRESS VILLAGE, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 11/03/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on SEP 28 2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02053
October 16, 23, 2026 26-03897H

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-008505
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JOHN JOSEPH DELANCEY AKA JOHN DELANCEY A/K/A JOHN J DELANCEY, et al.,
Defendant.

To: UNKNOWN SPOUSE OF JOHN JOSEPH DELANCEY AKA JOHN DELANCEY A/K/A JOHN J DELANCEY
4704 STOVE PL, VALRICO, FL 33596
UNKNOWN SPOUSE OF JOHN JOSEPH DELANCEY AKA JOHN DELANCEY A/K/A JOHN J DELANCEY
4603 EBONY ST, ORLANDO, FL 32811
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 71, BLOCK 1, OAKDALE RIVERVIEW ESTATES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 43, 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 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 11/11/2026 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 10/6/2026

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20762FL
October 16, 23, 2026 26-03875H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 26-CA-002862
Division C
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
AZURE MARQUEL PRIDE AKA AZURE PRIDE, et al.
Defendants.

TO: AZURE MARQUEL PRIDE AKA AZURE PRIDE
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
12710 LONGCREST DR
RIVERVIEW, FL 33579
UNKNOWN SPOUSE OF AZURE MARQUEL PRIDE AKA AZURE PRIDE
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
12710 LONGCREST DR
RIVERVIEW, FL 33579
UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
12710 LONGCREST DR
RIVERVIEW, FL 33579

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

LOT 8, BLOCK "C", SUMMERFIELD VILLAGE I, TRACT 28, PHASE V, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 74, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 12710 LONGCREST DR, RIVERVIEW, FL 33579 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David Adamian of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 10/29/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: September 23, 2026.

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

David Adamian
Kass Shuler, P.A., plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900,
011150/2633098/MTS
October 16, 23, 2026 26-03895H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-007048
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
ANNIE MACK PORTER AKA ANNIE M. PORTER, et al,
Defendant(s).

To: CHARLES PORTER
Last Known Address:
6803 Guilford Crest Drive
Apollo Beach, FL 33572
Current Address: Unknown

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

LOT 28, BLOCK 36, COVINGTON PARK PHASE 5C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 99 PAGE 299, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
A/K/A 6803 GUILFORD CREST DR APOLLO BEACH FL 33572

has been filed against you and you are required to file written defenses by 11/02/2026, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

WITNESS my hand and the seal of this court on this day of SEP 25 2026.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-006772
October 16, 23, 2026 26-03881H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-008838
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF RICHARD G. WILLIAMS, DECEASED; et al.,
Defendant(s).

TO: Cynthia Williams a/k/a Cynthia R. Williams
Last Known Residence: 11558 Weston Course Loop Riverview, FL 33579

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

LOT 25, BLOCK 8, PANTHER TRACE PHASE 2A-2, UNIT 2 AS RECORDED IN PLAT BOOK 105, PAGES 240-269 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 11/02/2026, 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 25 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
1190-1041B
Ref# 25600
October 16, 23, 2026 26-03969H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-008457
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-R5,
Plaintiff, VS.
DELORIS S. HILL A/K/A DELORIS HILL; et al.,
Defendant(s).

TO: Deloris S. Hill a/k/a Deloris Hill
Last Known Residence: 3707 E Powhattan Tampa, FL 33614
TO: Unknown Spouse of Deloris S. Hill a/k/a Deloris Hill
Last Known Residence: 3707 E Powhattan Tampa, FL 33614

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

LOTS 473 AND 474 OF BELLMONT HEIGHTS, #2 ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 88 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 11/16/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on OCT 09 2026.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1338-440B
Ref# 26263
October 16, 23, 2026 26-03910H

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-006443
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
DAMARIS CERVANTES HERNANDEZ; et al,
Defendant(s).

To the following Defendant(s):
DAMARIS CERVANTES HERNANDEZ
(Last Known Address: 9320 NORTH ARRAWANA AVENUE, TAMPA, FL 33618)
UNKNOWN SPOUSE OF DAMARIS CERVANTES HERNANDEZ
(Last Known Address: 9320 NORTH ARRAWANA AVENUE, TAMPA, FL 33618)
UNKNOWN TENANT #1
(Last Known Address: 9320 NORTH ARRAWANA AVENUE, TAMPA, FL 33618)
UNKNOWN TENANT #2
(Last Known Address: 9320 NORTH ARRAWANA AVENUE, TAMPA, FL 33618)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 4, LESS THE NORTH 15.31 FEET AND ALL OF LOT 5, BLOCK 4, TWIN LAKE TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 9320 NORTH ARRAWANA AVENUE, TAMPA, FL 33618

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 11/13/2026, 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 8 day of October, 2026.

VICTOR CRIST
(SEAL) By Jennifer Taylor
As Clerk of the Court
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
October 16, 23, 2026 26-03891H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-007049
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
CHAD A. RODRIGUES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ANTONIO F. RODRIGUES, DECEASED. et. al.
Defendant(s),

TO: CHAD A. RODRIGUES A/K/A CHAD RODRIGUES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ANTONIO F. RODRIGUES, DECEASED, CHAD A. RODRIGUES A/K/A CHAD RODRIGUES,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VANESSA MORRIS, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who ate not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 13, BLOCK 3, CYPRESS TREE - UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE(S) 4, 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 11/13/2026/ (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 OCT 08 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-416906
October 16, 23, 2026 26-03900H

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. 24-CA-006772
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-D,
Plaintiff, vs.
MARK J. MULE, et al.,
Defendant.

To: UNKNOWN TENANT IN POSSESSION 1
18619 N US HWY 41
LUTZ, FL 33549
UNKNOWN TENANT IN POSSESSION 2
18619 N US HWY 41
LUTZ, FL 33549
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:

PARCEL 1:
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST. HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 26 MINUTES 01 SECONDS WEST ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 100.01 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 19 SECONDS EAST 461.93 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 43 SECONDS EAST 443.43 FEET TO THE SOUTH BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST ALONG SAID SOUTH BOUNDARY LINE 115.00 FEET; THENCE NORTH 23 DEGREES 33 MINUTES 04 SECONDS WEST 374.15 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 04 SECONDS WEST ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, 200.00 FEET TO THE POINT OF BEGINNING.
PARCEL 2:
THE SOUTH 100.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO ALL OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF THE HIGHWAY AND THE TAMPA NORTHERN RAILROAD, ALL IN SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION OF JULY 9, 1993, IN OFFICIAL RECORDS BOOK 7039, PAGE 869 AND 874, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
PARCEL NUMBER: U-12-27-18-ZZZ-000000-54310.0

has been filed against you and you are required to a copy of your written defenses, if any, to it on Jamie Juster, 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 11/10/2026 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 10/5/2026

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
23-06941FL
October 16, 23, 2026 26-03876H

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. 24-CA-006772
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-D,
Plaintiff, vs.
MARK J. MULE, et al.,
Defendant.

To: MARK J. MULE
12728 Tradition Drive
Dade City, FL 33525
NICOLE R. MULE
12728 Tradition Drive
Dade City, FL 33525
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:

PARCEL 1:
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST. HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 26 MINUTES 01 SECONDS WEST ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 100.01 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 19 SECONDS EAST 461.93 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 43 SECONDS EAST 443.43 FEET TO THE SOUTH BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST ALONG SAID SOUTH BOUNDARY LINE 115.00 FEET; THENCE NORTH 23 DEGREES 33 MINUTES 04 SECONDS WEST 374.15 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 04 SECONDS WEST ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, 200.00 FEET TO THE POINT OF BEGINNING.
PARCEL 2:
THE SOUTH 100.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO ALL OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF THE HIGHWAY AND THE TAMPA NORTHERN RAILROAD, ALL IN SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION OF JULY 9, 1993, IN OFFICIAL RECORDS BOOK 7039, PAGE 869 AND 874, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
PARCEL NUMBER: U-12-27-18-ZZZ-000000-54310.0

has been filed against you and you are required to a copy of your written defenses, if any, to it on Jamie Juster, 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 11/10/2026 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 10/5/2026

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
23-06941FL
October 16, 23, 2026 26-03877H

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE WATER STREET TAMPA IMPROVEMENT DISTRICT

Notice is hereby given to the public and all landowners within Water Street Tampa Improvement District (**"District"**) located within the City of Tampa, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually , **"Supervisor"**).

DATE: November 3, 2026
TIME: 12:00 P.M.
PLACE: Hilton Garden Inn Tampa/Riverview/Brandon
4328 Garden Vista Drive
Riverview, Florida 33578

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board 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. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 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.

Kristen Suit, District Manager
October 9, 16, 2026 26-03856H

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Varrea South Community Development District (**"District"**) the location of which is generally described as comprising a parcel or parcels of land containing approximately 436.62 acres, in the City of Plant City, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**).

DATE: November 3, 2026
TIME: 1:00 p.m.
LOCATION: D.R. Horton North Tampa Division Office
3501 Riga Blvd., Suite 100
Tampa, Florida 33619

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' 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 the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager
October 9, 16, 2026 26-03835H

--- PUBLIC NOTICES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003176
Division B
IN RE: ESTATE OF CHASIA ZUCKERMAN
Deceased.

The administration of the estate of Chasia Zuckerman, deceased, whose date of death was January 14, 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 9, 2026.

Personal Representative:
Miriam Barack
6108 Galleon Way
Tampa, Florida 33615
Attorney for Personal Representative:
J. Frazier Flasher, Esq., Attorney
Florida Bar Number: 1024903
Brown, Huff, Zohar, PLLC
6547 Gunn Hwy
Tampa, FL 33625
Telephone: (813) 776-0031
E-Mail: Frazier@BHZLaw.com
Secondary E-Mail:
Frazier@brownzoharlaw.com
October 9, 16, 2026 26-03759H

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-003238
DIVISION: A
IN RE:
JOEL RAY MARKISON
Deceased.

The administration of the estate of JOEL RAY MARKISON, deceased, who was discovered deceased on June 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 26-CP-003238; 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 OCTOBER 9, 2026.

Personal Representative
JOEL RAY MARKISON II
12041 Kent Grove Drive
Spring Hill, FL 34610
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
October 9, 16, 2026 26-03848H

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1073 - Kesling, Shawn; 1099 - Blair, Pennie; 2028 - Jackson, Victoria; 2033 - Martin, Lourdes; 2072 - Silverman, Brian; 2186 - Halls, Christopher; 2205 - Slater, Chelsea; 3062 - Brown, Scott; 3082 - Millin, Laney; 3217 - Tampa Gardens Senior Living Ayala, Susan
PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0511 - Hernandez, Evelio; 0825 - SHAFI, MICHELE; 1103 - Leon, Barbara; 1121 - Rosario, Edwin; 1127 - Leon, Niuvis Noda; 1310 - Dixon, Chamir; 1532 - Nix, Joseph; 7005 - Cooper, Courtney
PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
1034 - Vieira, David; 1061 - Rivera, Samantha; 1113 - Mcgill, Kourtney; B012 - Escalona, Vivian; C006 - MARTINEZ, BRIANA; C054 - Cordero, Miguel; C065 - Reese, Rachael; D018 - Dewberry, ChRistopher; D076 - PIPKIN, JIMMY; D084 - Mancini Company MANCINI, MARTIN; F005 - busto, Elizabeth Del; F029 - Gonzalez, Janese; F039 - Carr, Lisa; P005 - Rogers, Scott
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A026 - Qarles, John; A050 - Winter, Cam; B057 - Nelson, Cortland; B060 - Leuck, Matthew; D053 - Mccall, Lawana; E041 - Rodriguez, Josephine; E056 - Call, Tina; E074 - kidane, Giday; F008 - Davis, John; F011 - Woodall, Jason J; G022 - Morrer, Anthony; G120 - Mitchell, Thomas
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
1048 - Walker, Shawndel; 1058 - Murphy, Timothy; 1133 - Browning, Emily; 2020 - RIVERS, JEANA; 3014 - Presley, Shaina; 3021 - Hurardo, Elaina; A048 - Garza, Kaleb; B203 - Olivares, Andrea; C349 - Lopez, Ernesto; D451 - Rush, Kelvin; E527 - Payrow, Nooshin; RV07 - Blaylock, Jovie
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
0112 - Yaddof, Corey; 0151 - pettis, Lachanda; 0160 - Ferraro, Jared; 1301 - Brewer, David; 204 - Cohen, Carlos; 217 - Weeks, Nakoma; 223 - Velez De Jesus, Christian; 264 - Colon, Jamie; 268 - Whipple, Constance; 335 - Dysert, Jack; 931 - Harbart, Tamara; 946 - Garcia, Caitlin J
PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
1020 - Stringer, Casey; 1144 - Rodriguez, Daynelis ; 1201 - Meza, Raul; 1260 - Savanella, Shanna; 1319 - Sales, Bruna; 1326 - borges, Alberto; 1409 - huynh, huy; 1410 - Smith, Bree; 1417 - Conley, Emily; 2022 - Mayea, Yasser; 2055 - Mulens, Alberto; 2067 - Shaffer, Kathryn; 2126 - Torres, Yanisledy; 2148 - Matina, Brandon; 2153 - Torres Castro, Roberto; 2170 - Khatib, Zayn; 2175 - lasalvia, Florencia; 2176 - maldonado, Alexandra; 2187 - Cepeda, Miguel; 2196 - santana, antonio; 2206 - Thornton, Corey; 2229 - Floyd, Renee; 2242 - anceume, franklin; 4013 - Lewis, Kuisha; 4120 - sollenberger, craig; 4200 - Patterson, Terrence; 5102 - Ambrose, Chelsea A; 5114 - Miranda, Nelson; 5119 - Race, Jennifer; 5207 - Rodriguez, Blanca; 5400 - Burdette, Jonathan; 5422 - Jorge Del -Castillo, Andres
PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1004 - gardner, aysha; 1046 - Hakala, Sheryl; 1074 - Abentroth, Sasha; 2000 - Stauss, David; 2054 - solomon, ivery; 2104 - Wingate, Bobby; 3023 - Penso, Rafael; 5147 - Fisher, Jacob; 5221 - Ezell, Reginald
PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1012 - orjuela, Santiago; 1057 - Hernandez, Liudmila; 1103 - Avalos, Leyani; 1114 - Figueroa, Diana; 1202 - Rankin, Jessica; 2170 - Spears, Toleah; 2217 - Genesis Animal Care Geltzer, Stephen; 2292 - Maldonado, Luis; B010 - Clemente, Jennie; C011 - Coats, June; C012 - BOWEN, JOHN
PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
1066 - miller, Marzell; 1071 - Williams, Armaye; 1074 - gay, Jerry; 4011 - Soufan, Marcel S; 6048 - Rhodes, Alexandra; 6074 - Powell, Jaleel; 7002 - Carver, Latisha; 7019 - Ragin, Roosevelt; 7026 - mcgregor, Mark; 7060 - Jackson, Harriett; 7075 - Soluri, Paul J; 7076 - Mason, Tkera; 7100 - soluri, paul; 8087 - Sommers, Cole

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

October 9, 16, 2026 26-03750H

SECOND INSERTION

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS

Landscape & Irrigation Maintenance Services
Hillsborough County, Florida

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

The Project Manual will be available beginning Thursday, October 15, 2026, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 2700 S. 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 or via phone at (813) 933-5571.

There will be a mandatory pre-proposal meeting on Monday, October 26, 2026, at 11:00 a.m. (EST) at the Waterset Club, 7281 Paradiso Drive, Apollo Beach, FL 33572. Failure to attend the entire meeting will preclude the District's consideration of a proposal submitted by a non-attending proposer. The doors will close at 11:00 a.m. and no one will be allowed entrance after that time. The Project Manual will not be available for purchase at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the 2700 S. Falkenburg Rd address stated above until Wednesday, November 4, 2026, at 12:00 p.m.

The District is a special-purpose unit of local government 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) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape and irrigation maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for an initial term of one (1) year, along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

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, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, 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, #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 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 at a meeting anticipated to be held on Tuesday, December 15, 2026, at 6:00 p.m. at the Waterset North Landing, located at 7012 Sail View Lane, Apollo Beach, FL 33572. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. 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 at jtoborg@rizzetta.com, no later than Monday, November 2, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Tuesday, November 3, 2026.

A District meeting to open the proposals will be held at 11:00 a.m. (EST) on Thursday, November 19, 2026, at the office of Rizzetta and Company, Inc., 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578. Firms desiring to provide services for this project must submit one (1) hard copy original, five (5) additional 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 19, 2026, at the office of Rizzetta and Company, Inc., 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578 Attention: John Toborg. Proposals must be hand delivered or delivered by an outside 3rd party carrier. Rizzetta & Co., Inc., located at the S. Falkenburg Rd. address does not receive mail from the USPS. 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 will be opened at a public meeting at the time, date and location 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 proposals. 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) 933-5571 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 these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Waterset North Community Development District
Ms. Rachel Welborn, District Manager (rwelborn@rizzetta.com)
October 9, 16, 2026 26-03838H

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 10/23/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 LIBE mobile home bearing vehicle identification number 10L14407 and all personal items located inside the mobile home. Last Tenant: Regina Martha Walsh. Sale to be held at: Crescent Lake Park, 11222 Crescent Lake Drive, Riverview, Florida 33578, (813-390-4899).
October 9, 16, 2026 26-03824H

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

SECOND INSERTION

Notice of Public Sale
U-Stor Linebaugh
Notice is hereby given that the following storage unit is intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on October 26, 2026, at the times and locations listed below.

Unit contains general household goods and furniture unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-STOR LINEBAUGH

Start: October 26, 2026 10:30 AM EST
End: November 2, 2026 3:00 PM EST
Location: 5002 W. Linebaugh Ave, Tampa, FL 33624
Bidding: All bidding will take place online at bid13.com
166 Valarie Winston
17 Olinda Manhenje
October 9, 16, 2026 26-03839H

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

FOURTH 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

--- SALES / PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Mangrove Point and Mangrove Manor Community Development District (**"District"**) the location of which is generally described as comprising a parcel or parcels of land containing approximately 113.54 acres. The District straddles U.S. Highway 41, and is north of Leisey Road, and south of the Southshore Falls subdivision, in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**).

DATE: November 3, 2026
TIME: 1:00 p.m.
LOCATION: D.R. Horton North Tampa Division Office
3501 Riga Blvd., Suite 100
Tampa, Florida 33619

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' 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 the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager
October 9, 16, 2026 26-03837H

SECOND INSERTION

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on October 23, 2008, a certain Mortgage was executed by FRANCIS J. SALVIDIO and FRANCES E. SALVIDIO as mortgagor in favor of JAMES B. NUTTER & COMPANY as mortgagee, and was recorded on October 30, 2008, in Book 18940, Page 915-923 [as Instrument No. 2008381889] in the Office of the Clerk of Circuit Court, Hillsborough County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated August 9, 2019, and recorded on October 8, 2019, in Book 27015, Page 1243, [as Instrument Number 2019435653], in the office of the Clerk of Circuit Court, Hillsborough County, Florida; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the Borrower has died and the Property is not the principal residence of at least one surviving borrower, and the outstanding balance remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 17, 2026 is $361,433.57; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on September 18, 2026 in as Instrument No. 2026366351 in the Office of the Clerk of Circuit Court, Hillsborough County, Florida.

Notice is hereby given that on October 30, 2026 at 10:45 a.m., local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 11, BLOCK 2, BALLAST POINT HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 23, OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Commonly known as: 2802 W PEARL AVENUE, TAMPA, FL 33611

The sale will be held on October 30, 2026 at 10:45 a.m., local time, at the front entrance of the Hillsborough County Courthouse at 800 E. Twiggs St., Tampa, FL 33602.

The Secretary of Housing and Urban Development will bid $367,047.83.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the Foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling $36,704.78 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of $36,704.78 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of $500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is $361,433.57 as of September 17, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: October 1, 2026
Foreclosure Commissioner
Andrew L. Fivecoat, Esq.
eXL Legal, PLLC
12425 28th Street N.,
Suite 200
St. Petersburg, FL 33716
Telephone (727) 536-4911
Facsimile (727) 536-2755

STATE OF Florida }
COUNTY OF Pinellas } SS.

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 1 day of October, 2026 by **[Andrew L. Fivecoat, Esq. with eXL Legal, PLLC]**, who [x] is personally known to me or who [] has produced as identification.

TINA M. LANNING
NOTARY PUBLIC-STATE OF Florida
Commission # HH 745156
Expires Dec 19, 2029
October 9, 16, 23, 2026 26-03799H

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Berry Bay II Community Development District

Notice is hereby given to the public and all landowners within the Berry Bay II Community Development District (the **"District"**), comprised of approximately 635.668 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: Tuesday, November 3, 2026
Time: 2:00 p.m.
Place: 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 Inframark, 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 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.

Charlotte Sonetirot, District Manager
October 9, 16, 2026 26-03739H

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the West Lake Community Development District

Notice is hereby given to the public and all landowners within the West Lake Community Development District (the **"District"**), comprised of approximately 79.37 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: Tuesday, November 3, 2026
Time: 1:00 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 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 9, 16, 2026 26-03734H

SECOND INSERTION

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

Notice is hereby given to the public and all landowners within the Two Rivers South Community Development District (the **"District"**), comprised of approximately 1,957.686 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 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.

Charlotte Sonetirot, District Manager
October 9, 16, 2026 26-03735H

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 10/29/26 at 2:30 PM. Contents include personal property along with the described belongings3 to those individuals listed below.

18-3	Amanda Satterfield	Bedding, Books, Boxes, Clothing, Hover Board, Speakers
19-1	Aaliyah Bellamy	Baby Items, Bedding/Mattresses, Furniture
22-10	Linsey Herndon	Artwork, Bedding, Boxes, Bags, Totes, Clothing, Dishes/Kitchenware
A-286	Leslie Lawson	Bedding, Totes, Clothing
A-293	Juan Cruz	Baby Items, Bedding, Boxes, Bags, Totes, Clothing,
B-417	Shawn Simmons	Baby Items, Books, Clothing, Furniture, Sports/Outdoors, Toys
D-740	Amanda Satterfield	Boxes, Bags, Totes, Sports/Outdoors, Tools
D-727	christopher folce	Mattresses, Boxes, Bags, 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)599-1430.

October 9, 16, 2026 26-03748H

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV4988

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com
LV 18237_V23

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Shell Point Community Development District (the **"District"**), comprised of approximately 212.884 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: Tuesday, November 10, 2026
Time: 6:00 p.m.
Place: Shell Point Clubhouse
1155 7th Ave NW
Ruskin, Florida 33570

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 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. 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) 533-2950, 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.

Lisa Castoria, District Manager
October 9, 16, 2026 26-03858H

SECOND INSERTION

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

Notice is hereby given to the public and all landowners within the Park East Community Development District (the **"District"**), comprised of approximately 176.721 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing two (2) 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 336070. 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 813-608-8242 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.

Charlotte Sonetirot, District Manager
October 9, 16, 2026 26-03737H

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Belmond Reserve Community Development District

Notice is hereby given to the public and all landowners within the Belmond Reserve Community Development District (the **"District"**), comprised of approximately 193 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 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: Tuesday, November 3, 2026
Time: 11:00 a.m.
Place: Belmond Reserve Clubhouse
13004 Willow Grove Drive
Riverview, Florida 33579

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 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.

Alba Sanchez, District Manager
October 9, 16, 2026 26-03741H

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the K-Bar Ranch III Community Development District

Notice is hereby given to the public and all landowners within the K-Bar Ranch III Community Development District (the **"District"**), comprised of approximately 372.204 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 at 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 656-209-7919 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.

Charlotte Sonetirot, District Manager
October 9, 16, 2026 26-03738H

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Sherwood Manor Community Development District

Notice is hereby given to the public and all landowners within the Sherwood Manor Community Development District (the **"District"**), comprised of approximately 221.484 acres 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 813-608-8242 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.

Charlotte Sonetirot, District Manager
October 9, 16, 2026 26-03736H

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Berry Bay Community Development District

Notice is hereby given to the public and all landowners within the Berry Bay Community Development District (the **"District"**), comprised of approximately 473.947 acres 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: 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 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.

Charlotte Sonetirot, District Manager
October 9, 16, 2026 26-03740H

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Varrea North Community Development District (the "District") in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**).

DATE: November 3, 2026
TIME: 1:00 p.m.
LOCATION: D.R. Horton North Tampa Division Office
3501 Riga Blvd., Suite 100
Tampa, Florida 33619

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' 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 the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager
October 9, 16, 2026 26-03836H

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Simmons Village North Community Development District (the **"District"**) in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors (**"Board"**, and individually, **"Supervisor"**).

DATE: November 3, 2026
TIME: 12:00 P.M.
PLACE: Hilton Garden Inn Tampa/Riverview/Brandon
4328 Garden Vista Drive
Riverview, Florida 33578

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board 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. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 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.

Kristen Suit, District Manager
October 9, 16, 2026 26-03857H

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:50 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824
Time: 09:50 AM
Sale to be held at www.storagetreasures.com.
B130 - McGee, Sameceya; C007 - sheffield, allynson; E019 - White, Jamarcus; E089 - Williams, James; E090 - Preston, Reginald; F011 - Martin, Christina; F081 - Soto, Tamika; G059 - Johnson, Katie; G063 - giraldo, Maria; G095 - Jimenez, Angel; G099 - Colon, Selena; G102 - Ayesh, Ibtisam; H044 - Mthembu, Wesley; H061 - Ngambi, Andrew; H064 - Jimenez, Melissa; H075 - Jimenez, Abraham; J028 - ALCIN, EMMANUELLA; K071 - Turley, Tabitha
PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
1055 - SPENCE, CHANTORA; 1089 - Hairston, Andrea; 1205 - rezanejad, soheila; 1230 - Harden, Kevin; 1233 - Vega, Jerry; 1297 - Fergus, Shyanka; 1381 - ramirez, Neisha; 1402 - Skeete, Charlah; 2022 - Duncan, Shannon; 2033 - Lopez, Lianie; 2051 - bowling, lorri; 2065 - Pitchford, Ashley; 2371 - Dobbins, Cassandra; 2438 - Quiroz, Antonio Felix; 3049 - Torres, Angie; 3059 - Gordon, Tammy; 3087 - Wilks, Kenneth; 3140 - Sosa, Brenda ; 3247 - TUCKER, JESSICA; 3270 - Caballero, Pedro; 3282 - Carrington, Lisa; 3283 - Lopez, Jorge; 3352 - kinder, Claire; 3381 - RahRah Cleaning Plus LLC Pachecos, Renatta; 3392 - Lersundy, Carlos; 3396 - SANTOS, MARIA; 3450 - CHAVEZ, YAMIKKA; B151 - Johnson, Ray; C067 - Green, Joshua; E022 - Jackson, Sandra; E079 - Cano, Priscilla; E093 - Johnson, Courtney; F131 - Abreu, Juanita; F146 - soto, Mya; F149 - PRIETO, FABIOLA; F154 - RahRah Cleaning Plus LLC Pachecos, Renatta
PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:10 AM
Sale to be held at www.storagetreasures.com.
A005 - Johnson- Streater, Herbrinia; A011 - Menyenga, Cindy; A013 - pearson, Silas; A031 - Mansour, Motasem; A064 - Vajda, Dimitra; B005 - Montina, Catherina; B007 - pena, Felipe; B009 - Machado, Snayber; B023 - Lumpkins, Elizabeth; B029 - Amarran Reyes, Alain; B032 - Barry, Danielle; B040 - IV, Robert McBride; B053 - Kelly, Mary; B060 - grimes, Todd; B062 - Esprit, Catherine; B073 - Fontana, Mia; C011 - Nichols, Jamillah; C031 - DEAKLE, APRIL; C033 - Curtis, Dontez; C048 - Canfall, Nicole; C063 - Garcia, Deenise; C075 - Mills, Tyrell; C081 - Smith, Taji; C116 - Wyche, Vemetria; C120 - Wash, Deante; D065A - Lynch, LaMar; D066 - THRALLS, DANIEL; D072 - Buzek, Brandi; D117 - Simmons, Arnold; D125 - Hatcher, Nicole; D135 - collison, Katie; D136 - Woods, Mark; E008 - Rios, Maria; E017 - lee, dandre; E056 - Smith, Lakia T
PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 10:40 AM
Sale to be held at www.storagetreasures.com.
A011 - Grates, Charles; A041 - Peterson, Clairmesha; A032 Mariez Carter;A052 - WILLIAMS, BRIGETTE; A057 - Nadeem, Sayyed; A059 - Mall, Britannia; A071 - Soogrim, Deokumar; B001 - Garcia, Ana Karen; B048 - DeJesus, Daniela; B055 - reddy, balashashankpapasanipalli venugopal; B080 Keterri Williams;B081 - wiesenberg, petra; C019 - Delatorre, Giancarlo; C023 - Surtan, Setiyian; F029 - mciver, Paige; G027 - Johnson, Rodney; G074 - Rubio, Damaris; G075 - Mcbride, Tamika; G086 - Robles, Zoraya; H036 - Odom, Kenneth; H056 - Goldsberry, Monique; H059 - Morrell, Toccara; H083 - Jefferson, Edward; I005 - Palmer, Rickie; I007 - chavez, Randolph A; I015 - White, Brenda; I021 - Bradley, Tonisha; I043 - Denson, Michael; I052 - Lindsey, MarQuesa; I063 - Burton, Justina; J028 - Cooper, Christina; J065 - hicks, Makayla; K018 - Morrell, Toccara; P005 - Garcia'coca, Raul
PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277
Time: 10:40 AM
Sale to be held at www.storagetreasures.com.
1010 - Marshall, Delores; 1036 - Williams, Kevin; 1057 - Pittman, Edward; 1061 - VZN Unlimited LLC Mompi, Daniel; 1079 - Baskins, Cristina; 1095 - vega, Griseth Dejesus; 1097 - Dumorney, Kemly; 1113 - dean, Jevonta; 1173 - Vega, Lee; 1175 - quiles, Annisa; 1177 - Hernandez, Alex; 2000 - Thomas, Amber; 2028 - Smith, Tammy; 2051 - Grace, Rodricka; 2056 - Oates, Clarence; 2069 - Covert, Christian; 2119 - Perez, Angel Gonzalez; 2120 - rodriguez, Victor; 2121 - Bullard, Chris; 2125 - Dupree, Mackenzie; 2142 - Acree, Mariah; 2191 - Lewis, Carter; 3024 - Brooks, Michael; 3048 - Bell, Tyra; 3051 - Massey, Kyyah; 3076 - Norman, Taralynn; 3101 - Eustache, Melissa; 3122 - Julian, Tamika; 3126 - kelly, Nyesha; 3141 - Gonzalez, Lissette; 3149 - Brooks, Eula ; 3190 - Gourdine, Phoenix; 3204 - Godwin, Dewayne; 3205 - Wilson, Moniece; 3218 - Andrews, Evangelette
PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 10:50 AM
Sale to be held at www.storagetreasures.com.
0104 - Chapman, Tiffany; 0111 - dorce, hervely; 0118 - Williams, Nadine; 0216 - Herndon, Noah; 0221 - Bailey, Moneca D; 0234 - Broner, Kristin; 0237 - George, Esmelyn; 0249 - Wheeler, Latosha; 0267 - teeter, Carol; 0329 - Scott, Chandra; 0342 - Smith, daeshel; 0343 - Veterans Hospital Booker, Myron; 0354 - Atkinson, Christopher; 0369 - Mcdonald, Delaila; 0376 - newsome, Zankee; 0403 - Celamy, Jeffrey; 0406 - Livingston, Aaliyah; 0409 - McDaniels, Anthony; 0414 - Griffin, Sherelle; 0425 - Neal, Yazmon; 0516 - Burney, Amanda; 0527 - branch, khalique; 0535 - Wilkin, Melissa; 1003 - wilson, Markeya; 1010 - Kennedy, Ebony; 1027 - Seeberan, Jerrod; 1118 - Roberts, Ka'dasjah; 1133 - Broner, Kristin; 1135 - Catalan, Carmen; 1172 - Frazier, Ciera; 1187 - Laboy, Nabil; 1196 - Condry, Eddie; 1210 - Ray, Janelle; 1238 - Brown, Mekala; 1378 - Garcia, Rachelle; 1418 - Williams, Denisce; 1422 - brogle, Kyla; 1440 - Myers, Acesah; 1460 - Mixon, Permella; 1468 - Gadacz, Ryan; 1477 - norton, tumeka; 1490 - Brown, Christopher; 1500 - Kegler, Cheryl; 1509 - Jolly, Charyse; 1533 - Bulmer, JaMyah; 1535 - Jobe, Glenda; 1537 - Mitchell, Jessica; 1544 - Littles, Willie
PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0115 - Perez, Chakira; 0163 - Harrell, Joseph; 0166 - Vizcaya, Emmanuel; 0175 - Dorsey, Chelsea; 0176 - Hopton, Dimetrius; 0218 - Coronado, Zuleinny; 0317 - bello, Ernesto; 0326 - Maniaci Hansell, Dawn Marie; 0427 - Jackson, Kee; 0527 - Charles, Jaime; 0532 - Corona, Yuviana; 0549 - walman, Latesha; 0550 - Singleton, Katrica; 1048 - Danso, Kofi
PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
A009 - Turner, Stacey; A022 - Hamilton, Malik; C013 - Moore, De'zhane; C024 - hunter, Willie; C058 - Vickers, Tyesha; C060 - thomas, shavier; E009 - Lara, Violeta Elizabeth Lopez; E010 - Brown, Antonis; E029 - Major, Luciana; E050 - Johnson, demetrius; E053 - Crewe, Dijon; E064 - Chatman, Elayjah; E082 - peters, Brandy; E097 - Carswell, Vernon; E101 - Beasley, Russell;E109 Latasha Davis;E114 - Nobles, Krizia; E123 - jones, shirley; E130 - Woodard, Ila; E133 - Anderson, Maria; E135 - Dickinson, George; E136 - Woodard, Ila; E137 - Carter, Jazzmund; E140 - Simmons, Lula; E142 - Williams, Savannah; E148 - STUART, DEMETRIUS; E169 - Crumbley, Aaron; E176 - Peters, Wanda; F011 - mays, johnny; F016 - Latson, Jonya; F034 - Rosario, Ruben; F036 - Mathews,F037-Jairo Bravo; Catheria;G043-Alli Parris; G044 - Crow, Lillie; G051 - Gabriel, Rosena; G054 - Louis, Arnold; H010 - Coombs, Matthew; H033 - Hornsby, Greyanta; H043 - JOHNSON, TASHANNA NICOLE; H044 - Carter, Tamara; H059 - Dewitt, Natasha; J012 - Robinson, Jakira; J040 - Richards, Javaris; J047 - Sanzo, Tiffany; J050 - Hutchins, Kynesha; J056 - Williams, Richard; J063 - Courts, Hope Shantel
PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0106 - Rao, Adarien; 0107 - III, Lucius Gibson; 0212 - Bunbury, Maria; 0222 - III, Lucius Gibson; 0434 - AIC STRATEGIES Rao, Adarien; 2028 - III, Lucius Gibson; 2035 - Agosto, Idimaris Rivera; 3029 - Baker, Sherwane; 3056 - Burrows, Alicia; 3062 - Rodriguez, Justis; 3085 - Fadino, Andrea; 3092 - Patrick, Kaira; 3152 - Slater, Candice; 3169 - III, Lucius Gibson; 3219 - Gannon, Martha; 3224 - Campbell, Alyssa; 3234 - Rodriguez, Linda
PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 11:10 AM
Sale to be held at www.storagetreasures.com.
A0292 - DeJesus, Clarisol; A0302 - Marin Restrepo, Johny; A0310 - Williams, Don; A0317 - Mary, Jean; A0424 - Kelley, Chris; A0439 - Howard, Darren; A0507 - Lane, Theodis; A0549 - Williams, Carlos; A0567 - Kolvinsky, Cory; B0156 - Beck, Chris; B0158 - Beck, Chris; C0127 - Puentes, Israel; C0604 - Sterling Ridge Properties Scarpinato, Daniel L; C0617 - Brown, Courtney; C0619 - Mercado-Garcia, Annmarie; C0641 - Simpson, Michael; C0648 - Ortiz, Jacqueline; C0666 - canty, Shena; C0752 - Benitez, Giovanna ; C0772 - Matthews, Latrina
PUBLIC STORAGE # 30169, 815 North 26th Street, Tampa, FL 33605, (813) 522-5952
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
0100 - Burch, Susan; 0223 - Whitehead, OBIE; 0233 - Stanley, Diana; 0247 - Washington, Kesha; 0253 - Lopez, Eric; 0285 - Miner, Raekwon; 0295 - Dunkle, Urklin; 0300 - Jenkins, Cedriona; 0400 - Sarofian, Casey; 0445 - Wilson, Demark; 1061 - Gadson, Mia; 1088 - Upton, Brandi; 1116 - Maglott, Kaleb; 1118 - Inoa, Joel; 1132 - Martin, James; 1141 - Coachman, Joshua (Jay); 1142 - Coachman, Joshua (Jay); 1162 - Crosby, Robert; 1188 - Butler, Dantres ; 208384 - Davis, Darius; 2104 - Self, George; 2118 - Marshall, Kennesha; 2166 - Moss, Anjane; 2183 - Ramirez, Cesar; 2241 - Acosta, Alvin; 3015 - Miller, Donna; 3026 - Lane, Tarvis; 3033 - Colbert, Jermain; 3112 - Lyttle, Deborah; 3167 - Fowler, Shaqujan; 3174 - Riefkohl, Elaine; 3177 - Brown, Meosha; 3223 - Carter, John
PUBLIC STORAGE # 30171, 4120 E 10th Ave, Tampa, FL 33605, (813) 565-3706
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
B19 - HICKS, HERSHEL; B36 - Dowdell, Adrienne; B37 - alexander, kaliyah; B49 - Jolly, Iesha; B54 - Howard, Ruby; B57 - Williams, Shawn; B61 - Arocha, Patience; B66 - Hill, Cheryl; C04 - Gabbard, Sunshine; C07B - Burgess, Luther; C08 - Gabbard, Sunshine; C12 - Gabbard, Sunshine; C15A - ALLEN, CLARENCE; D19 - LUBRANO, JOSE; D24 - LUBRANO, JOSE; D38 - Gabbard, Sunshine; E09 - NEWBERRY, IRENE; E10 - Turner, Ebony; E42 - McDANIELS, PATRICIA RAMROOP; E49 - COSTON, MARY; E66 - Lockhart, Roger; F30 - Lovinggood, Cecilia; G06 - Hedert, Kyle; I02 - Brascomb, Sabrina; I09 - Izquierdo, Jesus; I39 - Williams, Adrian; J27 - Williams, Shantez

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

October 9, 16, 2026 26-03751H

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
0226 - Doyle, Robert; 0227 - Doyle, Robert; 0228 - Doyle, Robert; 0237 - Stone, Tessa; 0442 - Butler, Sylvia; 0520 - Rappe, Jacqueline; 0635 - Custer, Michaela; 0713 - Rappe, Jacqueline; 0718 - Escribano, Frances; 1005 - Sawyer, Zhamal; 2048 - Dunbar, Tyler; 2110 - Ngo, Nghia
PUBLIC STORAGE # 30154, 12832 US-301, Riverview, FL 33578, (813) 820-1692
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1004 - Graham, Yolanda; 1015 - Windsor, Byron; 1022 - vandenburgh, Scott; 1030 - abrahante, taylor; 3005 - Noboa, Mahir; 3011 - Noboa, Mahir; 3044 - Bellamy, Tkaya; 3049 - Robinson, Jayla; 4026 - Manning, Susan; 6029 - Feliciano, Elizabeth; 6034 - Nelson, Charlyn; 6039 - Henry, Jasseth; 6108 - Zambrano, William; 6119 - Fray, Lisa; 7032 - Alicea, Eddie; LT09 - Rodriguez, Felix
PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1012 - Daniels, Chaz; 1233 - ladera, jenixon; 1320 - Hill, Donald; 2124 - Hill, Christy; 2154 - grace, Keith; 2212 - Thompson, Ian; 2251 - Garza, Junita; 2356 - Zipperer, Brandy; 3003 - Caudle-Williams, Kamisha
PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233
Time: 09:40 AM
Sale to be held at www.storagetreasures.com.
1043A - mike, Nikia; 1414A - sorensen, Camri; 1434A - Wern, Albert; 1438AX - Acosta, Skylar; 2046F - SANTY, ALICE; 2060F - SANTY, ALICE; 2061F - SANTY, ALICE; 2062F - SANTY, ALICE; 4011C - Tate, Waynesha; 4014C - Fletcher, Romain; 4090C - Taylor's Detailing and Pressure Washing Taylor, Edward J; 4168C - Morrison, Richard
PUBLIC STORAGE # 30155, 1425 N US Hwy 41, Ruskin, FL 33570, (800) 688-8057
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
1005 - Moore, Sarah; 3057-Parker, Carrie; 3059 - Clark, Colleen; 3071 - Eckerle, Nichole; 3073 - Stewart, Jailyn; 4015 - Phillips, Robert
PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
01016 - Mulraine, Shanequa; 01028 - Contreras, Thelma; 01032 - Pasco, Melvin; 01038 - Tucker, Lisa; 01082 - Thompson, Tonyata; 01088 - Tenn, Tok; 01142 - Ghifari, Somoud; 01147 - VICTORY, JOANNE; 01169 - Ortiz, Ruben; 02077 - Pitts, Zelda; 02128 - Thompson, Tonyata; 02179 - Zinn, Lisa; 03025 - Steiner, Brandy; 03075 - Rollins, Monique; 03173 - Valdez, Cheryl; 03198 - Mills, Elroy; 05009 - Landrum, Gena; 07019 - radle, Jason; 08019 - Armour, Sharae; 09026 - Kramer, Irene; 11002 - GARDINER, TERENCE; 4008 - kuhn kack-z ink llc Collins, Christopher; 4032 - Lewis, Shakeria; 4048 - Hubbard, Shawn; 4051 - Warren, Tina
PUBLIC STORAGE # 30170, 1505 South US Hwy 301, Tampa, FL 33619, (813) 796-5302
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
0125 - Riley, Colleen; 0146 - carter, brandi; 0182 - Garcia, Luis; 0184 - Derks, Christopher; 0213 - Grube, Blanche; 0410 - Fleming, Shelfraa; 0420 - Bengter, Trina; 0424 - Roman, Cristian; 0516 - Ogunfusika, Oluwarotimi; 0559 - Garcia, Alain Omar; 0572 - Pareja, Paula; 0589 - Diaz, keyshla; 0593 - Williams, Ciara; 0635 - Shrieves, Darion; 0667 - Wilson, Bobby; 0696- Mills, Ashley, Quinisha; 0702 - Adams, JNise; 0740 - Hamm, Eliana; 0853 - Davis, Violet; 0899 - Rosania, Silvana; 0916 - Wiley, Sonja; 1025 - Moreau, Cheryl; 1170 - Lowe, Justin; 1401 - Edwards, Ian; 1423 - Cordero, Luis; 1514 - Alexander, Areyel; 1606 - Carley, Henry; LT043 - Litteral, Stephanie
PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479
Time: 10:10 AM
Sale to be held at www.storagetreasures.com.
B069 - Holmes, Graceie; B114 - MARTINEZ, THOMAS; B126 - Lynch, Devon; C007 - Middleton, Connie; C009 - Teape, Semetra; C029 - Clark, Karisma; C044 - Velazquez, Joshua; C046 - Al-hadi, Khadijah; C128 - Hazellief, Randy; D027 - weatherly, Christopher D; D034 - Custer, Margaret; D056 - Custer, Margaret; D059 - Brown, Raheem; D112 - Fernandez, Kayla; D123 - Woods, Liz; D130 - luciano, Genesis; E039 - Mystic Unicorn LLC Marty, Michelle; I019 - Kelly, Tiyana; I023 - miller, melanie marie; I027 - Paratore, Lisa; I031 - Redmond, Maryah; I055 - wilson, Tatiyana; J018 - Moore, Maria; J024 - Marshall, Iris; K009 - Ayesh, Ibtisam; K025 - Moreno, Naomi; K046 - Allen, Angela; K077 - mota, Anlina; L002 - garcia, Destiny; L006 - Tuck, Shayla; L010 - Bradley, Alicia ; L026 - Mitchell, Shanice; L046 - Fernandez, Andrea; L065 - Poucher, Angela
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 10:20 AM
Sale to be held at www.storagetreasures.com.
1014 - Manor, Eric; 1020 - Tavaliccio, Daniel; 1049 - Dabbs, Tracy; 1107 - Dabbs, Bryce; 1129 - Bruno Martinez, Gloria; 1167 - Harvey, Johnasha; 1184 - Brown, Demesha; 1249 - Forgie, Charissa; 1254 - Fields, Derrick Leonard; 1455 - Lewis, Anastasia; 1516 - Kappes, Nikita; 1519 - Franklin-Bonner, Jason; 187 - Bellamy, Mario; 2005 - Ward, Kool; 221 - Bazile, Latwanjala; 243 - Kiser, Billie; 259 - McMillan, Justin; 304 - Myers, Justin; 404 - Lee, Dorothy; 422 - Vega, Ismael; 424 - Sforza, Jacob; 430 - Williams, Alexandria; 469 - Ramirez, Leordan; 569 - Forgie, Lawrence; 610 - Hernandez, Norma; 663 - Johnson, Garrett; 674 - Riordan, Kenterrio; 687 - Frontal, Rafael; 728 - Roberts, Fran; 746 - Salter, Tonisa; 839 - Reaves, Brandon; 856 - velez, Raymond; 910 - Brown, Jalen; 911 - Sullivan, Monique; 931 - Santa, Pichardo; 940 - Webb, Bejay; 944 - Currie, Nina; 951 - Forgie, Lawrence; 977 - Bravo, Veronica
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
0014 - Smith, LaTya; 0025 - Boucher, Emily; 0091 - Shrum, Emily; 0119 - Cottman, Edward; 0180 - brown, Dantonio; 0234 - Gray, Reginald; 0238 - Bradford, Rayneisha; 0368 - Taylor, Shavonne; 0386 - Martinez, Marilyn; 0393 - Owens, Mignon; 0394 - Brown, Edric; 0419 - raby, Eric; 0445 - Murphy, Carlous; 0485 - Newerahippy LLC Mccoy, William; 0503 - Callaway, Angel; 0569 - Scott, Derrick; 0580 - Bradford, Rayneisha; 0663 - Burks, Prince; 0664 - greene, Giavante; 0737 - Guillama, Christina; 0749 - Wright-DuBose, Jemilah; 0767 - Horne, Emma; 0842 - Higgins, Shania; 0851 - Bee, Charles; 0857B - Robinson, Daja; 0863K - Summers, Vanessa; 0868 - Monroy, Salvador; 0871 - villanueva, Erica; 0877 - Sarduy, Alberto; 0881 - Creaser, Brandy; 0892 - Judge, Dorian; 0893 - Rodriguez, Ramon; 0902 - Gierbolini, Alex; 0922 - OGara, Lea; 0924 - Peck, Bruce; 1007 - Best, Mae; 1010 - Miles, Brianna
PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830
Time: 11:10 AM
Sale to be held at www.storagetreasures.com.
0011 - Johnson, Audrea; 0025 - Bain, Alexis; 0026 - Lillie, Dannette; 0206 - Baker, Antonio; 0255 - Ramos, Maria; 0286 - brown, Latifah; 0292 - Marchena, Maria; 0320 - Perez, Angelino Lopez; 0323 - Mcmahon the third, Norman; 0331 - Acevedo, Mark; 1001 - B, Ashia; 1003 - Davis, Brodrick; 1007 - Padilla, Maria; 1053 - Beemer, Natalie; 2015 - Ryan, Zion; 2019 - Aranguren, Edgar G; 2024 - BEEMER, Natalie G; 2040 - mays, Denesha; 3061 - Postmaa, Esther Brigitte; 3082 - Lopez, Jeffry; 4017 - bishop, ryan; 5001 - Sheegog, Sylvester; 9058 - Baraybar, Myriam
PUBLIC STORAGE # 68029, 313 Apollo Beach Boulevard, Apollo Beach, FL 33572, (813) 708-5312
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
0247 - Posey, Garrett; 0414 - Maxwell, Donahue; 0607 - Parson, Hayley; 1310 - Jones, Carolyn; 1418 - Mazurski, Joseph; 1909 - Willis, Princess; P021 - Nestved, Joshua
PUBLIC STORAGE # 78109, 4616 E Dr Martin Luther King Jr Blvd, Plant City, FL 33566, (813) 921-4561
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
A300 - Reeves, Vellena; A305-2 - Cal, Marc; A362 - Hayes, Cody; B003 - Ungerathen, Michael
PUBLIC STORAGE # 68034, 203 Providence Rd, Brandon, FL 33511, (813) 921-9892
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
A010B - Johnson, Quinette; A039 - Clark, Kelly; A050C - Garcia, Maria; A171 - Andrea Mclendon, Environment Resources Management; A173 - De Armas, Armando; A288 - sepulveda, alejandro; B27 - james, doy; B58 - Miller, Deborah; B67 - Payne, Zavier; B76 - Barreda, Gustavo; C03 - Franklin, Lesley; C14 - Daubar, Thelma; C16 - Andrea Mclendon, Environment Resources Management; D09 - Castro, Ramon; D11 - Edgecomb, Dwight; D26 - Gonzalez, Alejandro; E22 - Conish, Cole; F06 - Poirier, Blake; F15 - Rivera, Angel; F30 - Navarro, Lisa; G19 G20 - robinson, kayla; G26 - Cammon, Walter; H05 - Geddes, Dowan; H16 - Harris, Lloyd; H21 - Thornton, Destiny; H23 - Rivera, Ivan; H31 - Pereyra, Yobanny; J03 - Muniz, Christian; J12 - Russell Jr Hancock, Alvin; K15 - Smith, Brianna; K21 - Caceres, Oscar; K34 - Rios, Bianca; K35 - Barker, Martin

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

October 9, 16, 2026 26-03752H

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

--- ESTATE / SALES ---

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-2553
Div: B
IN RE: ESTATE OF DAVID BRUMFIELD,
Deceased.

The administration of the estate of David Brumfield, deceased, Case No: 26-CP-2553, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives 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, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, 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 SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is October 9, 2026.

David De Jear,
Personal Representative

/s/Derek T. Matthews, Esquire
Derek T. Matthews, Esquire
Florida Bar No.: 1000992
David H. Page, Esquire
Florida Bar No.: 1049323
Kaitlyn M. Norris, Esquire
Florida Bar No.: 1044518
Daniel A. Alvarez, Esquire (of counsel)
Fla. Bar No. 54475
Matthews Law & Associates
1091 E Brandon Blvd
Brandon, FL 33511
813/588-5305
Email:
dmatthews@matthewslawpa.com
and denise@matthewslawpa.com
Attorneys for Petitioner
October 9, 16, 2026 26-03823H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE No: 26-CP-000763
IN RE: ESTATE OF TAZINE JAFFER A/K/A TAZIM JAFFER, A/K/A TAZIM R JAFFER, A/K/A TAZINE R JAFFER, A/K/A TAZIM ROSHANALI JAFFER
DECEASED

`The administration of the estate of TAZINE JAFFER, deceased, whose date of death was February 19, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 26-CP-000763; the address of which is 419 Pierce Street, Tampa, Florida 33602.The names and addresses of the personal representative(s) and the personal representative(s)'attorney are set forth below.The Fiduciary lawyer-client privilege in s. 90.5021 FLA.STAT. applies with respect to the personal representative and any attorney employed by the personal representative.

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

All other creditors of the decedent and other persons who have claims or demand 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 OCTOBER 9, 2026.

Personal Representative
Mohazali Jaffer
1228 E 7th Ave Suite 100
Tampa, FL 33602
Attorney for Personal Representative
/s/ Richard J. McIntyre, Esq
Richard J. McIntyre
Florida Bar 962708
1228 E 7th Ave
Suite 100
Tampa, FL 33605
813-223-0000
October 9, 16, 2026 26-03813H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-001961
IN RE: ESTATE OF DAN CONRAD HIGGINS, SR., DECEASED.

The administration of the estate of DAN CONRAD HIGGINS, SR., deceased, whose date of death was February 24, 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.

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 9, 2026.

Petitioner:
DAN CONRAD HIGGINS, JR.
C/O TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD. STE 202A
SARASOTA, FL 34237
Attorney for Petitioner:
TIMOTHY W. GENSMER, ESQ.
TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD, STE 202A
SARASOTA, FL 34237
Telephone: 941-952-9377
Florida Bar No.586242
October 9, 16, 2026 26-03845H

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-003260
DIVISION: A
IN RE: GLADYS JOSEPH
Deceased.

The administration of the estate of GLADYS JOSEPH deceased, whose date of death was July 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 26-CP-003260; 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 OCTOBER 9, 2026.

Personal Representative
KIANA GLADYS DE BORDES
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
October 9, 16, 2026 26-03849H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-003060
IN RE: ESTATE OF ALVIN BOLDEN
Deceased,

The administration of the estate of Alvin Bolden, deceased, whose date of death was February 12, 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.

Personal Representative;
Lakeisha Harris
1325 DePaul Way
Virginia Beach, Virginia 23464
Attorney for Personal Representative;
Sean White, Esq.
Florida Bar No. 1044113
Panther Law, P.A.
4624 Gall Blvd,
Ste 10
Zephyrhills, Florida 33542
Telephone: (813) 425-4373
E-Mail: seanw@pantherlawfl.com
Secondary E-Mail:
pleadings@pantherlawfl.com
October 9, 16, 2026 26-03855H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
UCN: 292026CP002340A001HC
CASE NO. 26-CP-002340
RE: ESTATE OF CALVIN R. VAUGHN,
Deceased.

The administration of the estate of CALVIN R. VAUGHN, Deceased, whose date of death was June 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, Case No. 26-CP-002340, the address of which is: 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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.

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 DATE OF FIRST PUBLICATION OF THIS NOTICE IS: Oct 9, 2026

Personal Representative:
ROBERTA O. STEVENSON
5233 Martin Luther King, Jr. Street North
St. Petersburg, Florida 33703
Attorneys for Personal Representative:
DAVID L. FOSTER, of
FOSTER AND FOSTER ATTORNEYS, P.A.
2111 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33704
Telephone: (727) 822-2013
October 9, 16, 2026 26-03846H

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-004931

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, v.
EMMA K. RADOVICH AKA EMMA K. RODOVICH, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated September 29, 2026, issued in and for Hillsborough County, Florida, in Case No. 26-CA-004931, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and EMMA K. RADOVICH AKA EMMA K. RODOVICH and REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH BANK 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 03, 2026, at electronic sale beginning at 11:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

PARCEL 2:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18 TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE N 89°25`20" E ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 659.51 FEET TO POINT OF BEGINNING, THENCE N 00°09`40" W 439.29 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 222.82 FEET OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE ALONG SAID SOUTH BOUNDARY, N 89°22`08" E, 3.55 FEET TO A POINT ON THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, THENCE ALONG SAID WEST BOUNDARY, S 00°09`40" E, 3.69 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 435.60 FEET OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE ALONG SAID SOUTH BOUNDARY, N 89°25`20" E, 200.00 FEET, THENCE S 00°09`40" E, 420.60 FEET TO A POINT 15.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE N 89°25`20" E, 15.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH BOUNDARY, 462.99 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE S 00°46`20" E, 15.00 FT; TO A POINT ON THE SAID SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE. ALONG SAID SOUTH BOUNDARY S 89°25`20" W, 663.15 FEET TO THE POINT OF BEGINNING.
RESERVING THE SOUTH 15.00 FEET THEREOF FOR INGRESS AND EGRESS EASEMENT
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE SOUTH 15.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE EAST FOR A DISTANCE OF 390.00 FEET FOR A POINT OF BEGINNING, THENCE NORTH FOR A DISTANCE OF 225.00 FEET; EAST A DISTANCE OF 100.00 FEET; SOUTH A DISTANCE OF 225.00 FEET; WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH ON EASEMENT FOR INGRESS AND EGRESS PROPOSES THE SOUTH 15.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE ON THE SOUTH BOUNDARY THEREOF NORTH 89°25`20" EAST; A DISTANCE OF 25.00 FEET, TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF HANNA ROAD AND THE POINT OF BEGINNING, THENCE ON SAID RIGHT OF WAY FINE NORTH, DISTANCE OF 138.71 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE, PARALLEL WITH THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 NORTH 89°22`05" EAST, A DISTANCE OF 366.02 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4908, PAGE 1944, OF THE PUBLIC RECORDS OF SAID COUNTY AND STATE; THENCE ON SAID WEST BOUNDARY SOUTH 00°05`04" EAST, A DISTANCE OF 139.05 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ON SAID SOUTH BOUNDARY, SOUTH 89°25`20" WEST, A DISTANCE OF 366.22 FEET, TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE SOUTH 15.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 THENCE ON THE SOUTH BOUNDARY THEREOF, NORTH 89°25`20" EAST, A DISTANCE OF 391.22 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4908, PAGE 1944, OF THE PUBLIC RECORDS OF SAID COUNTY AND STATE; THENCE ON SAID WEST BOUNDARY; NORTH 00°05`04" WEST, A DISTANCE OF 224.96 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°05`04" WEST, A DISTANCE OF 214.08 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 222.82 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE ON SAID SOUTH BOUNDARY. NORTH 89°22`08" EAST, A DISTANCE OF 267.70 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK. 4820, PAGE 1240, OF THE PUBLIC RECORDS OF SAID COUNTY AND STATE, THENCE ON SAID WEST BOUNDARY SOUTH 00°09`40" EAST, A DISTANCE OF 439.29 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE ON SAID SOUTH BOUNDARY, SOUTH 89°25`20" WEST, A DISTANCE OF 168.27 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4908, PAGE 1944, OF THE PUBLIC RECORDS OF SAID COUNTY AND STATE, THENCE ON SAID EAST BOUNDARY, NORTH 00°06`45" WEST, A DISTANCE AT 225.04 FEET, THENCE ON THE NORTH BOUNDARY OF SAID PARCEL, SOUTH 89°22`33" WEST, A DISTANCE OF 99.91 FEET, TO THE POINT OF BEGINNING.
TOGETHER WITH ON EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE NORTH 15.00 FEET OF THE WEST 858.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THE NORTH 1/3 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1526 Sparlin Road, Lutz, FL 33549

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 30th day of September, 2026.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road,
Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
24-000263-1
October 9, 16, 2026 26-03756H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003361
IN RE: ESTATE OF ELIZABETH D. WEINER,
Deceased.

The administration of the estate of ELIZABETH D. WEINER, deceased, whose date of death was May 1, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 9, 2026.

ALAN L. WEINER
Personal Representative
4513 W. Rosemere Road
Tampa, FL 33609

James P. Hines, Jr.
Attorney for Personal Representative
Florida Bar No. 61492
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
jnapoli@hnh-law.com
October 9, 16, 2026 26-03758H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002712
Division A
IN RE: ESTATE OF RONALD W. CARPENTER, JR.
Deceased.

The administration of the estate of RONALD W. CARPENTER, JR., deceased, whose date of death was March 5, 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 9, 2026.

Personal Representative: PAUL CARPENTER
4444 Main St.
Bridgeport, Connecticut 06606

Attorney for Personal Representative:
STEPHEN K. BOONE, Attorney
Florida Bar Number: 0371068
BOONE, BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
October 9, 16, 2026 26-03796H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2026-CP-001454
DIVISION: A
IN RE:
CLEDIA ISIDORA GULLEDGE
Deceased.

The administration of the estate of CLEDIA ISIDORA GULLEDGE, deceased, whose date of death was June 5, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2026-CP-001454.; 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 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 OCTOBER 9, 2026.

Petitioner
HERVEY GULLEDGE JR.
9131 SW Big Sky Place
Terrebonne, OR 97760

Attorneys for Petitioner
LINS LAW GROUP, P.A.
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
October 9, 16, 2026 26-03795H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2165
Division: A
IN RE: ESTATE OF ALLISON RAE BURTON a/k/a ALLISON R. BURTON-KUBAS,
Deceased.

The administration of the estate of Allison Rae Burton a/k/a Allison Rae Burton-Kubas, 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 P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 10/09/2026.

Personal Representative:
Drew Daddono
1227 North Franklin Street
Tampa, Florida 33602

Attorney for Personal Representative:
Drew Daddono, Esq.
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@anchortrustmanagement.com
drew@anchortrustmanagement.com
October 9, 16, 2026 26-03817H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-002473
IN RE: ESTATE OF CHARLES GIBSON,
Deceased.

The administration of the estate of CHARLES GIBSON, Deceased, whose date of death was October 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse Probate Division 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, 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 9, 2026.

Proposed Personal Representative:
CAROLYN JEAN BANKS
c/o HOLLOMAN LAW
502 North Armenia Avenue
Tampa, Florida 33609.

Attorney for Proposed Personal Representative:
/s/ Charles M. Holloman II, Esquire
HOLLOMAN LAW
502 North Armenia Avenue
Tampa, Florida 33609
Phone: (813) 445-8722;
Fax: (813) 445-8721,
Email: ch2@cmhollomanlaw.com.
October 9, 16, 2026 26-03792H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002321
Division: B
IN RE: ESTATE OF ALFRED CHARLES BURCH
Deceased.

The administration of the estate of Alfred Charles Burch, 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 Probate Division, 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, 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 9, 2026.

Personal Representative:
Marcelinda Michelle Lewis
6052 Scenic Meadows Ln
Jacksonville, FL 32244

Attorney for Personal Representative
Agnes Mombrun Geter, Esq.
Florida Bar No.: 77001
2850 34th St N, #350
Saint Petersburg, FL 33713
(321) 216-2040 Telephone
(321) 216-2070 Facsimile
agnes@mombrunlaw.com
info@mombrunlaw.com
paralegal@mombrunlaw.com
October 9, 16, 2026 26-03812H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003171
Division: A
IN RE: THE ESTATE OF: MARY JANE GRESHAM,
Deceased.

The administration of the Estate of MARY JANE GRESHAM, deceased, whose date of death was August 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Room 445 - Edgecomb Courthouse, 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 having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 9, 2026.

Personal Representatives:
JACKSON SMITH GRESHAM
1250 Buckeye Road NE
Winter Haven, Florida 33881
JOSEPH SMALLEY GRESHAM
3456 Whitman Dr.
Lakeland, Florida 33803

Attorney for Personal Representatives:
Frank J. Rief, III
Attorney
Florida Bar Number: 120534
Longhouse, Richards, Olsen & Rief, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-Mail: srief@lrorlaw.com
Secondary E-Mail:
aferraro@lrorlaw.com
October 9, 16, 2026 26-03816H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001605
Division A
IN RE: ESTATE OF MERDELL SUTHERLAND,
Deceased.

The administration of the estate of Merdell Sutherland, deceased, whose date of death was April 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601. 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 9, 2026.

Personal Representative:
Susan Marlene Oliver
4912 E. Hanna Avenue
Tampa, Florida 33610

Attorney for Personal Representative:
RODOLFO SUAREZ, JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Petitioner
9100 S. Dadeland Blvd., Ste. 1620
Miami, Florida 33156
Tel. (305) 448-4244 /
Fax (305) 448-4211
Primary Email:
rudy@suarezlawyers.com
Secondary Email:
eservice@suarezlawyers.com
October 9, 16, 2026 26-03791H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003332
IN RE: ESTATE OF CHARLES R. HENRY,
Deceased.

The administration of the Estate of CHARLES R. HENRY, Deceased, whose date of death was January 5, 2025, 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.

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

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

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

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

The date of first publication of this notice is October 9, 2026.

Personal Representative:
CHARLES M. HENRY
13540 Grand Blossom Court
Dover, FL 33527

Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN 118082
BASKIN EISEL RIGHTMYER,
Attorneys at Law
450 Carillon Parkway,
Suite 150
St. Petersburg, FL 33716
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
rbaskin@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
October 9, 16, 2026 26-03790H

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
1V20878_V28

--- SALES ---

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003915
ATHENE ANNUITY AND LIFE COMPANY,
Plaintiff, vs.
RONALD E. BENNETT, JR.; UNKNOWN SPOUSE OF RONALD E. BENNETT, JR.; DURANT OAKS PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 18, 2026 and an Order Defendant's Motion to Cancel Foreclosure Sale dated September 28, 2026, entered in Civil Case No.: 26-CA-003915 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, and RONALD E. BENNETT, JR.; DURANT OAKS PROPERTY OWNERS ASSOCIATION, INC., are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 7th day of December, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 19, BLOCK 2, OF DURANT OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

Dated: October 3, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52460
October 9, 16, 2026 26-03806H

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-002881
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1, ASSET-BACKED CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
OMAR FONSECA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 04, 2025, and entered in 25-CA-002881 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1, ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and OMAR FONSECA; UNKNOWN SPOUSE OF OMAR FONSECA N/K/A JULIANA FONSECA; HEATHER LAKES AT BRANDON COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 06, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK "F", HEATHER LAKES UNIT XXXVI PHASE B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1512 SILKTREE CT, 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 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 6 day of October, 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
25-276667 - MaS
October 9, 16, 2026 26-03830H

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-004780
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
LINDA JEAN OBBEMA AS TRUSTEE OF THE CAUSEY OBBEMA REVOCABLE LIVING TRUST U/T/D 4/12/2023; JASON W. CAUSEY; SERVICE FINANCE COMPANY, LLC; LINDA JEAN OBBEMA; LANCASTER II CONDOMINIUM 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 October 1, 2026 in Civil Case No. 26-CA-004780, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, ROCKET MORTGAGE, LLC is the Plaintiff, LINDA JEAN OBBEMA AS TRUSTEE OF THE CAUSEY OBBEMA REVOCABLE LIVING TRUST U/T/D 4/12/2023; JASON W. CAUSEY; SERVICE FINANCE COMPANY, LLC; LINDA JEAN OBBEMA; LANCASTER II CONDOMINIUM 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 5, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

CONDOMINIUM PARCEL NO. 21 OF PHASE 3 OF LANCASTER II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM HERETO, RECORDED IN OFFICIAL RECORDS BOOK 5340, PAGE 1665 AND ALL AMENDMENTS THERETO AND CONDOMINIUM PLAT BOOK 11, PAGE 28, 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.

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 5th day of October, 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/ Zachary Ullman
Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
1271-108B
Ref# 26814
October 9, 16, 2026 26-03810H

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-006623
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RODRICK D. HYDE; REPUBLIC BANK & TRUST CO; RIVERCREST COMMUNITY ASSOCIATION, INC.; JOVON L. HYDE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
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 02 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 28, RIVERCREST PHASE 2 PARCEL "O" AND "R", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE(S) 115 THROUGH 126, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 11412 BRIDGE PINE DR, RIVERVIEW, FL 33569

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 06 day of October 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
24-02046
October 9, 16, 2026 26-03841H

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-005519
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
FREDERICK J HINTON A/K/A FREDERICK HINTON; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; VALENCIA OF HILLSBOROUGH HOMEOWNERS' ASSOCIATION INC.
Defendants.

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

LOT 3, BLOCK 2, OAK GLEN, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 421 HENDERSON AVE, SEFFNER, FL 33584

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 02 day of October 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
26-01628
October 9, 16, 2026 26-03785H

SECOND INSERTION

SECOND AMENDED NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-010233
Division H
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2025-2,
Plaintiff, v.
TAMMY L. PHAN, an individual; HILLSBOROUGH COUNTY, a political subdivision of the State of Florida; UNKNOWN TENANT IN POSSESSION #1; and UNKNOWN TENANT IN POSSESSION #2,
Defendants.

NOTICE IS HEREBY GIVEN that on Thursday, October 29, 2026, at 10:00 a.m. online at hillsborough.realforeclose.com, the Clerk of the Court, Victor Crist, will offer for sale to the highest bidder for cash in accordance with Section 45.031, Fla. Stat., the following described real property:

North 1 ½ feet of Lot 23 and North 1 ½ feet of West ½ of Lot 22 and Lots 34 to 38 Inclusive Block 3, according to the Plat, thereof, as recorded in Plat Book 12, Page 92, of the Public Records of Hillsborough County, Florida.
Commonly known as: 803 East 128th Avenue Tampa, FL 33612-4412

All of the Rights and Benefits of the Mortgagor under any present or future leases and agreements relating to the property, including, without limitation, rents, issues and profits, or the use or occupancy thereof together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Mortgagor of any kind arising thereunder (the "LEASES").

The aforesaid sale will be made pursuant to the Amended Final Judgment of Foreclosure entered in Case No.: 2025-CA-010233 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida.

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

Respectfully submitted this 1st day of October, 2026.
/s/ Gennifer L. Bridges
Gennifer L. Bridges
Florida Bar No. 0072333
Primary Email: gbridges@burr.com
Secondary Email: nwmosley@burr.com; mjett@burr.com
Brett S. Stroze
Florida Bar No. 1049718
Primary email : bstroze@burr.com
Secondary Email: nwmosley@burr.com
BURR & FORMAN LLP
200 S. Orange Avenue, Suite 800
Orlando, FL 32801
Telephone: (407) 540-6600
Facsimile: (407) 540-6601
Attorneys for Plaintiff
73695032 v1
October 9, 16, 2026 26-03776H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 21-CA-005972
MUNIZ FO, LLC,
Plaintiff, v.
C.T.V. CAPITAL, LLC, WESTERN SIERRA DEVELOPMENT GROUP, LLC, INVINCEABLE, INC., LANG + FERFOGLIA, LLC,
Defendants.

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 27, 2026 in the above-captioned action, the Clerk of Court, Victor Crist, will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of October, 2026 at 10:00 AM, the following described property as set forth in said Final Judgment of Foreclosure, to wit:

THE SUBJECT PROPERTY LOCATED IN HILLSBOROUGH COUNTY, FLORIDA AND DESCRIBED AS:
LOTS 155 AND 156 AND THE NORTH 8 FEET OF LOT 157, MEADOWBROOK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property address: 4510 N. Florida Avenue, Tampa, FL 33603
Folio: 165583-0000

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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.

Respectfully submitted,
REINER & REINER, P.A.
Counsel for Plaintiff
9100 South Dadeland Blvd., Suite 901
Miami, Florida 33156-7815
Tel: (305) 670-8282;
Fax: (305) 670-8989
dpr@reinerslaw.com;
eservice@reinerslaw.com
By: /s/ David P. Reiner, II
DAVID P. REINER, II, ESQ.;
FBN 416400
October 9, 16, 2026 26-03777H

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.: 22-CA-010545
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, VS.
MICHELLE C. DIXON A/K/A MICHELLE DIXON; UNKNOWN SPOUSE OF MICHELLE C. DIXON A/K/A MICHELLE DIXON; WESTSHORE VILLAGE TOWNHOMES HOMEOWNER'S 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 29, 2026 in Civil Case No. 22-CA-010545, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff, and MICHELLE C. DIXON A/K/A MICHELLE DIXON; UNKNOWN SPOUSE OF MICHELLE C. DIXON A/K/A MICHELLE DIXON; WESTSHORE VILLAGE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on November 3, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 76, WESTSHORE VILLAGE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE(S) 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.

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 1st day of October, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail: ServiceMail@aldridgepite.com
1133-3002B
Ref# 26658
October 9, 16, 2026 26-03787H

--- SALES ---

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-008027
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DAKOTA TAYLOR LOWE; JAMES ARTHUR HICKS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ABERDEEN COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF DAKOTA TAYLOR LOWE; UNKNOWN SPOUSE OF JAMES ARTHUR HICKS,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Motion to Reschedule Foreclosure Sale entered on September 16, 2026, and the Amended Final Judgment of Foreclosure entered on July 29, 2026 in Case No.: 25-CA-008027 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and DAKOTA TAYLOR LOWE, JAMES ARTHUR HICKS, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ABERDEEN COMMUNITY ASSOCIATION, INC., UNKNOWN SPOUSE OF DAKOTA TAYLOR LOWE and UNKNOWN SPOUSE OF JAMES ARTHUR HICKS, are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.hillsborough.realforeclose.com on October 20, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK 1, JOHNSON POINTE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 223 THROUGH 226 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as: 1702 JOHNSON POINTE DRIVE, PLANT CITY, FL 33566

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

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

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

Dated this 1st day of October 2026.

SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
October 9, 16, 2026 26-03775H

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-010909
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
LANDON AMATO COLE; STEPHANIE CISEWSKI; 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 24, 2026, entered in Civil Case No.: 25-CA-010909 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 LANDON AMATO COLE; STEPHANIE CISEWSKI, 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 4th day of November, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 20, CORRECTED MAP OF AMERICAN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 38, 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: October 2, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52440
October 9, 16, 2026 26-03780H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-001620
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
LUIS A. YBARRA AND JAMES M. JOHNSTON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 04, 2026, and entered in 26-CA-001620 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC is the Plaintiff and LUIS A. YBARRA; JAMES M. JOHNSTON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 06, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 5, MAGNOLIA PARK CENTRAL, PHASE "B", ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE(S) 218 THROUGH 221, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 4636 CHATTERTON WAY, 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 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 6 day of October, 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
25-379208 - NaP
October 9, 16, 2026 26-03833H

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-007910
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-FLAT SERIES VI TRUST,
Plaintiff, v.
UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNADETTE V. JAHNS, DECEASED, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated September 30, 2026, issued in and for Hillsborough County, Florida, in Case No. 25-CA-007910, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-FLAT SERIES VI TRUST is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNADETTE V. JAHNS, DECEASED, CHRISTOPHER GEORGE JAHNS A/K/A CHRISTOPHER G. JAHNS, DONNA JAHNS DUNKER A/K/A DONNA J. DUNKER, RANDALL SHAWN JAHNS A/K/A RANDALL S. JAHNS A/K/A RANDY JAHNS, SHARON ANN NELSON A/K/A SHARON NELSON, INTERNAL REVENUE SERVICE and SUN CITY CENTER COMMUNITY ASSOCIATION, INC. F/K/A SUN CITY CIVIC ASSOCIATION, INC. 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 4, 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:

A TRACT CONSISTING OF PART OF EACH LOTS 5 AND 6, BLOCK "G" OF DEL WEBB`S SUN CITY UNIT NO. 2, FLORIDA, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 38, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID TRACT BEING DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID LOT 5, RUN NORTHERLY ALONG THE CURVED EASTERLY BOUNDARY OF SAID LOT 5 AN ARC DISTANCE OF 42.81 FEET (CHORD 42.81 FEET, CHORD BEARING - NORTH 8°48`22" EAST); RUN THENCE NORTH 80°29`13" WEST A DISTANCE OF 100 FEET TO A POINT ON THE CURVED WESTERLY BOUNDARY OF SAID LOT 5; RUN THENCE SOUTHERLY ALONG SAID CURVED WESTERLY BOUNDARY OF LOT 5 AN ARC DISTANCE OF 44.69 FEET (CHORD - 44.69 FEET, CHORD BEARING - SOUTH 8°48`22" WEST) TO THE SOUTHWEST CORNER OF SAID LOT 5; RUN THENCE SOUTHERLY ALONG THE CURVED WESTERLY BOUNDARY OF SAID LOT 6 AN ARC DISTANCE OF 38.75 FEET (CHORD - 38.75 FEET, CHORD BEARING SOUTH 7°47`51" WEST); RUN THENCE SOUTH 82°30`15" EAST A DISTANCE OF 100.0 FEET TO A POINT ON THE CURVED EASTERLY BOUNDARY OF SAID LOT 6; RUN THENCE NORTHERLY ALONG SAID CURVED EASTERLY BOUNDARY OF LOT 6 AN ARC DISTANCE OF 37.11 FEET (CHORD - 37.11 FEET, CHORD BEARING NORTH 7°47`51" EAST) - TO THE POINT OF BEGINNING.
Property Address: 1403 Hacienda Dr., Sun City Center, FL 33573

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 1st day of October, 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
24-000708-1
October 9, 16, 2026 26-03772H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-003314
PLANET HOME LENDING, LLC,
Plaintiff, vs.
ERNESTO LOPEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2026, and entered in 26-CA-003314 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and ERNESTO LOPEZ; UNKNOWN SPOUSE OF ERNESTO LOPEZ; EDGEWATER AT LAKE BRANDON HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 06, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 9, EDGEWATER AT LAKE BRANDON, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE 72, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1514 SEAGULL BAY WAY, 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 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 6 day of October, 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
26-389694 - NaP
October 9, 16, 2026 26-03834H

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-058316
FAIRCREST CONDOMINIUM ASSOCIATION INC.,
Plaintiff, vs.
LOUISE LIZANA, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST LOUISE LIZANA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WELLS FARGO BANK, N.A.; and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 25-CC-058316 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

Condominium Unit 600 of FAIRCREST I, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in O.R. Book 5072, page 274, AND Condominium Book 10, page 78, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto.
PARCEL ID NO.: 034756-3616 ("Property")
Property Address: 5100 Burchette Road, Unit 600, Tampa, FL 33647

at public sale, to the highest and best bidder for cash at 10:00 a.m. on November 20, 2026. The sale shall be conducted online at http://www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 5th day of October 2026.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ D. Jefferson Davis
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
D. Jefferson Davis,
Florida Bar No.: 0073771
10350-043
October 9, 16, 2026 26-03807H

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-000539
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
ADRIANA IPPOLITO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 09, 2026 in Civil Case No. 24-CA-000539 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and Adriana Ippolito, 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 6th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 5 of 301 North Rome Retail and Townhomes, according to the Plat thereof as recorded in Plat Book 131, Page(s) 187-188, 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
25-14893FL
October 9, 16, 2026 26-03827H

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-009921
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
EDWARD DALE GILLESPIE A/K/A EDWARD GILLESPIE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 09, 2026 in Civil Case No. 25-CA-009921 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Edward Dale Gillespie a/k/a Edward Gillespie, 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 2nd day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 41, Berry Bay Subdivision Village I, according to the plat thereof as recorded in Plat Book 142, Page 146, 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
25-14054FL
October 9, 16, 2026 26-03847H

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-000649
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JEFFRA DE JESUS QUINONES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 15, 2026, and entered in 26-CA-000649 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JEFFRA DE JESUS QUINONES; UNKNOWN SPOUSE OF JEFFRA DE JESUS QUINONES NKA MARILENA MOLINA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ISPC; THE HAMMOCKS AT KINGSWAY HOMEOWNERS ASSOCIATION, INC. F/K/A KINGSWAY ESTATES HOMEOWNERS ASSOCIATION, INC., are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 10, KINGSWAY PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 162, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1126 FENNEL GREEN DR, SEFFNER, FL 33584

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

IMPORTANT

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

Dated this 6 day of October, 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
25-334177 - NaP
October 9, 16, 2026 26-03831H

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-002316
ATHENE ANNUITY & LIFE ASSURANCE COMPANY,
Plaintiff, v.
REGINALD TIM, SR, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 28, 2026 and entered in Case No. 25-CA-002316 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein REGINALD TIM, SR, 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 3, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 190 FEET OF LOT 3 IN BLOCK 1 OF F.L., REAMES SUBDIVISION, ACCORDING TO THE MAP O PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 110 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL, TO-WIT: THE NORTH 50 FEET OF THE SOUTH 160 FEET OF THE WEST 190 FEET OF LOT 3, BLOCK 1, F.L. REAMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 6009 NORTH 20TH 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's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
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 9, 16, 2026 26-03782H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
Case No: 25-CA-004418
Division: F
STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
CEDRIC DUNN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 30th, 2026, entered in Case No. 25-CA-004418 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC. is the Plaintiff, and CEDRIC DUNN, et al., are the Defendants, Clerk of Court Victor D. Crist of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM on December 30th, 2026 the following described property as set forth in said Final Judgment:

Lot 19, in Block 20 of AYERSWORTH GLEN PHASE 3B, according to the plat thereof, as recorded in Plat Book 134, Page 91, of the Public Records of Hillsborough County, Florida.
Folio: 077952-7572 a.k.a. 14611 SCOTTBURGH GLEN DR
PIN: U-29-31-20-B5R-000020-00019.0

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 Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
Fla. Bar No. 16237
ZP Legal, PLLC
5420 Central Ave Unit # 370
St Petersburg FL 33707
Telephone- 727/440-4407
Primary E-mail:
szetrouer@zp-legal.com
Secondary: cos2@zp-legal.com
October 9, 16, 2026 26-03854H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: C
CASE NO.: 25-CA-007963
SECTION # RF
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, vs.
AUBREY DEVON WILLIAMS; HILLSBOROUGH COUNTY, FLORIDA CLERK OF COURT; SOUTH CREEK NEIGHBORHOOD ASSOCIATION, INC.; STATE OF FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF AUBREY DEVON WILLIAMS; MYRTIS WILLIAMS; 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 03 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 100, OF SOUTH CREEK PHASES 2A, 2B, AND 2C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 247, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 10392 BLUE PLUME CT, 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 06 day of October 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
25-03075
October 9, 16, 2026 26-03842H

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-008989
PHH ASSET SERVICES LLC,
Plaintiff, vs.
EDNA REYES;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 24, 2026, and entered in Case No. 25-CA-008989, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. PHH ASSET SERVICES LLC, is Plaintiff and EDNA REYES, 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 23RD day of OCTOBER, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 24, IN BLOCK 1, OF NORTH LAKES SECTION D, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE 7, 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 30th 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
FN20773-25OM/sap
October 9, 16, 2026 26-03764H

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. 21-CA-008197
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 24, 2026 and entered in Case No. 21-CA-008197, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on 28th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK "B", LORENE TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 2nd day of October 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.: 19-01490 SF
V6.20190626
October 9, 16, 2026 26-03786H

SECOND INSERTION

NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-CA-001407
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
HAMZEH J. ABU AISH AKA HAMZEH J. AISH AKA HAMZEH ABU-AISH, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 22, 2026 and entered in Case No. 2025-CA-001407 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Hamzeh J. Abu Aish aka Hamzeh J. Aish aka Hamzeh Abu-Aish, United States of America, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the October 28, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

THE FOLLOWING DESCRIBED LOT(S), PIECE(S) OR PARCEL(S) OF LAND, SITUATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, TO-WIT:
THE NORTH 110 FEET OF THE SOUTH 676 FEET OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA LESS THE EAST 1,159.1 FEET THEREOF AND LESS THE WEST 25 FEET OF THE EAST 1,184.1 FEET THEREOF FOR ROAD RIGHT-OF-WAY.
A/K/A 702 COULTER PL 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 before the Clerk reports the surplus as unclaimed.

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 29 day of September, 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Robyn Sherer
Florida Bar #1030716
Robyn Sherer, Esq.
IN/24-040040
October 9, 16, 2026 26-03757H

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-011422
EF MORTGAGE LLC,
Plaintiff, v.
1219 S 66TH STREET TAMPA FL LLC, A FLORIDA LIMITED LIABILITY COMPANY; MARIA G. PEREZ, AN INDIVIDUAL; BHAM BUYERS, LLC; JONATHAN MASSON; OAKTREE FUNDING CORP.; VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, A DELAWARE LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure and Enforcement of Guaranty or Order dated September 10, 2026 entered in Civil Case No. 25-CA-011422 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein EF MORTGAGE LLC, Plaintiff and 1219 S 66TH STREET TAMPA FL LLC, A FLORIDA LIMITED LIABILITY COMPANY; MARIA G. PEREZ, AN INDIVIDUAL; BHAM BUYERS, LLC; JONATHAN MASSON; OAKTREE FUNDING CORP.; VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, A DELAWARE LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at https://www.hillsborough.realforeclose.com beginning at 10:00 A.M. on November 9, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure and Enforcement of Guaranty, to-wit:.

TRACT 3 IN THE NW 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 215 FEET THEREOF AND LESS THE EAST 15 FEET THEREOF FOR ROAD RIGHT OFWAY.
Property Address: 1219 S 66th St, Tampa, FL 33619

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

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

If you are 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: 3087.000604
October 9, 16, 2026 26-03771H

--- 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. 26-CA-002320
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SANDRA L THOMPSON A/K/A SANDRA LEE THOMPSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 01, 2026 in Civil Case No. 26-CA-002320 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Sandra L Thompson a/k/a Sandra Lee Thompson, 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 2nd day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 33, BLOCK 1, FOREST BROOKE PHASE 4B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 140 PAGES 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
26-19823FL
October 9, 16, 2026 26-03828H

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-006133
UNITED WHOLESALE MORTGAGE, LLC.,
Plaintiff, vs.
RAFIK BROOKS A/K/A RAFIK BROOKS, JR., et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 07, 2026 in Civil Case No. 25-CA-006133 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC. is Plaintiff and Rafik Brooks a/k/a Rafik Brooks, 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 6th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, of Triple Creek Phase 4 Village J. according to the plat there of as recorded in Plat Book 135, Pages 169 through 182, 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
25-11679FL
October 9, 16, 2026 26-03825H

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-005514
TRUIST BANK,
Plaintiff, vs.
SALIMA DHANJI, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 03, 2025 in Civil Case No. 25-CA-005514 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein TRUIST BANK is Plaintiff and Salima Dhanji, 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 6th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1 Block 1 WARREN & KEYES SUBDIVISION, as per map or plat thereof as recorded in Plat Book 2 at Page 13 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
25-12286FL
October 9, 16, 2026 26-03826H

SECOND INSERTION

AMENDED NOTICE OF SALE
(Amended to correct sale date from October 14, 2026 to October 21, 2026)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-009965
MIDFIRST BANK
Plaintiff, v.
ANDRES MAMPOSO RODRIGUEZ; MERCEDES MARLEN PEREZ PEREZ; UNKNOWN TENANT 1; UNKNOWN TENANT 2; GOODLEAP, LLC; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 28, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 21, BLOCK A, OF LOOKOUT PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 211 LOOKOUT DR, APOLLO BEACH, FL 33572-2663

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on October 21, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 1 day of October 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000011139
October 9, 16, 2026 26-03763H

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
CASE NO. 2026 CC 014386
County Civil Division P
ARRY'S ROOFING SERVICES, INC.,
Plaintiff, vs.
HEATHER ST. AMAND and HELEN A SAWNEY,
Defendants.

NOTICE is hereby given that, pursuant to the Final Judgment of Foreclosure of Construction Lien (the "Final Judgment") entered on August 3, 2026 in the above-referenced matter pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Victor D. Crist, the Clerk of Court & Comptroller in and for Hillsborough County, will sell to the highest and best bidder for cash via the internet at www.hillsborough.realforeclose.com at 10:00 a.m. on November 20, 2026 the following property described below, situated in Hillsborough County, Florida, as set forth in the Final Judgment:

THE PHYSICAL ADDRESS IS: 4216 Kipling Avenue Plant City, Florida 33566
FOLIO NO. 203274-9388
DESCRIPTION OF THE REAL PROPERTY:
WALDEN LAKE UNIT 30 PHASE 1 SECTION D LOT 57 BLOCK 3

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 13th Judicial Circuit Court's ADA Coordinator 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. Complete the Request for Accommodations Form and submit to Clerk of Court & Comptroller's Office ADA Coordinator, 601 East Kennedy Boulevard, Tampa, Florida 33602. Phone: (813) 276-8100, Ext. 7039, e-mail: ADA@fljud13.org.

DATED October 2, 2026.

ADAMS & REESE LLP
100 North Tampa Street,
Suite 4000
Tampa, Florida 33602
Phone: (813) 402-2880
Fax: (813) 402-2887
Lee.Tomlinson@arlaw.com
Tray.Batcher@arlaw.com
Mairi.Cooley@arlaw.com
Lori.Carpenter@arlaw.com
Madeline.Algarin@arlaw.com
Counsel for Plaintiff
By: /s/ Lee E. Tomlinson
Lee E. Tomlinson
Florida Bar No. 123946
Virgil Tray Batcher
Florida Bar No. 109021
Mairi Cooley
Florida Bar No. 1069104
October 9, 16, 2026 26-03781H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-002898
MIDFIRST BANK
Plaintiff, v.
LIOSBER DE LA CARIDAD URRUTIA PEREZ A/K/A LIOSBER URRUTIA PEREZ A/K/A LIOSBER URRUTIA; UNKNOWN SPOUSE OF LIOSBER DE LA CARIDAD URRUTIA PEREZ A/K/A LIOSBER URRUTIA PEREZ A/K/A LIOSBER URRUTIA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; GOODLEAP, LLC; PALMETTO SOLAR, LLC D/B/A LIGHTREACH
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 30, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

THE WEST 30.00 FEET OF LOT 9, AND THE EAST 35.00 FEET OF LOT 10, IN BLOCK 82 OF TOWN `N COUNTRY PARK UNIT NO. 38, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 42 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 7936 WOODGLEN CIR, TAMPA, FL 33615-2042

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on November 05, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 2nd day of October 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000011659
October 9, 16, 2026 26-03811H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 12-CA-010386
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11
Plaintiff(s), vs.
TARA LYNN PATERSON; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Amended Motion to Reschedule Foreclosure Sale entered on September 30, 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 4th 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 6, IN BLOCK 12, CHERRY CREEK, UNIT NO. 3, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 13913 Cherry Creek Drive, 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.

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. BANA 20-022374-1
October 9, 16, 2026 26-03822H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: D
CASE NO.: 25-CA-008298
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOAN ANN ZACHMAN A/K/A JOAN A ZACHMAN; JOSEPH ALEXANDER ZACHMAN; EDWARD KENNETH ZACHMAN; MARIE ANN ZACHMAN; BARBARA DARLENE MIDDLETON A/K/A BARBARA D. MIDDLETON; CITY OF TAMPA; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 24th day of September 2026, in Case No. 25-CA-008298, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORTGAGE LLC, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOAN ANN ZACHMAN A/K/A JOAN A ZACHMAN; JOSEPH ALEXANDER ZACHMAN; EDWARD KENNETH ZACHMAN; MARIE ANN ZACHMAN; BARBARA DARLENE MIDDLETON A/K/A BARBARA D. MIDDLETON; CITY OF TAMPA; 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 1st day of December 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 7, FIRST ADDITION TO WEST RIVERSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 802 W. HIAWATHA ST., TAMPA, FL 33604

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 2nd day of October, 2026.

/s/ Tephaine Whitmore
Tephaine Whitmore, Esq.
Fla. Bar Number: 57938
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311|
Fax: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516:
service@delucalawgroup.com
25-06741
October 9, 16, 2026 26-03805H

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-010264
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ROBERT WAYNE HOWELL; HILLSBOROUGH COUNTY, FLORIDA; ALVIN BERKHALL; UNKNOWN SPOUSE OF ROBERT WAYNE HOWELL; JULAN MUSTAFA-NABALI, SUCCESSOR TRUSTEE OF THE ROBERT WAYNE HOWELL REVOCABLE TRUST DATED JANUARY 25, 2021; 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 30 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 3, OF THE WEST PARK ESTATES, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 4526 W HIAWATHA ST, TAMPA, FL 33614

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 06 day of October 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
25-04198
October 9, 16, 2026 26-03840H

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-000037
PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC.,
Plaintiff, vs.
ISABEL SAMPSON, et al.,
Defendants.
TO: Isabel Sampson
Christopher Avila
7006 Towne Lake Rd
Riverview, FL 33578
Isabel Sampson
Christopher Avila
13163 Royal Pines Av
Riverview, FL 33579

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

LOT 2, BLOCK 47, OAK CREEK PARCEL 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE(S) 112 THROUGH 130, 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, CARLOS ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, 10/29/2026, 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 for Lien Foreclosure and Monetary Damages.

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: SEP 23 2026

Victor D. Crist
CLERK OF THE COURT
(SEAL) By: Patricia Corbin
Deputy Clerk

CARLOS ARIAS, ESQUIRE,
Plaintiff's Attorney,
ARIAS BOSINGER, PLLC,
280 W. Canton Avenue,
Suite 330,
Winter Park , Florida 32789
October 9, 16, 2026 26-03761H

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-021572
CROSS CREEK II MASTER ASSOCIATION, INC.,
Plaintiff, v.
AMELIA POUGH, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2,
Defendants.
TO: AMELIA POUGH
10423 BENEVA DRIVE
TAMPA, FLORIDA 33647

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on February 23, 2026, in Official Records Instrument #: 2026068020, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 10423 Beneva Drive, Tampa, Florida 33647
LEGAL:
Lot 29, Block 10, Cross Creek Parcel 'K' Phase 2A, according to map or plat thereof, as recorded in Plat Book 89, Page 92, of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 10/21/2026, and file the original with the Clerk of this Court either before service upon the 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 this 15 day of September, 2026.

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

Brenton J. Ross, Esq.
5550 W. Executive Drive,
Suite 250
Tampa, FL 33609
October 9, 16, 2026 26-03762H

SECOND 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-010194
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
LOURDES OLIVERAS-LUGO; UNKNOWN SPOUSE OF LOURDES OLIVERAS-LUGO; COMMUNITY LOAN SERVICING, LIMITED LIABILITY COMPANY F/K/A BAYVIEW LOAN SERVICING, LLC; HILLSBOROUGH COUNTY, FLORIDA; 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 December 2, 2025 and an Order to Reschedule Foreclosure Sale and Disburse Forfeited Funds dated September 28, 2026, entered in Civil Case No.: 24-CA-010194 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 LOURDES OLIVERAS-LUGO; UNKNOWN SPOUSE OF LOURDES OLIVERAS-LUGO; COMMUNITY LOAN SERVICING, LIMITED LIABILITY COMPANY F/K/A BAYVIEW LOAN SERVICING, LLC; HILLSBOROUGH COUNTY, FLORIDA, 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 21st day of October, 2026, the following described real property as set forth in said Judgment, to wit:

LOT BEGINNING 25 FEET SOUTH AND 385 FEET WEST OF THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND RUN WEST 150 FEET, SOUTH 140.47 FEET, EAST 150 FEET AND NORTH 141 FEET TO THE POINT OF BEGINNING; ALL IN SECTION 11, TOWNSHIP 29 SOUTH, RANGE 19 EAST, 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: October 1, 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
24-51711
October 9, 16, 2026 26-03755H

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. 25-CA-011370
Freedom Mortgage Corporation
Plaintiff, vs.
Mario ISrael Leanos Reyes; Luz Eugenia Enriquez Ruiz; United States of America on behalf of the Secretary of Housing and Urban Development; Covington Park of Hillsborough Homeowners Association, Inc.
Defendants.
TO: Mario Israel Leanos Reyes and Luz Eugenia Enriquez Ruiz
Last Known Address: 6729 Cambridge Park Dr., Apollo Beach, FL 33572

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

LOT 15, BLOCK 28, COVINGTON PARK PHASE 4B, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 36 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 11/09/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on OCT 02 2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 25-F03216
October 9, 16, 2026 26-03801H

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 26-CA-009338
DIVISION: C
Rocket Mortgage, LLC
Plaintiff, -vs.-
David R. Kendrick a/k/a David Kendrick; Unknown Spouse of David R. Kendrick a/k/a David Kendrick; United States of America Acting Through Secretary of Housing and Urban Development; Gerardo Estrada; LVNV Funding LLC; Unknown Successor in Interest to United Companies Lending Corporation, Successor in Interest to Unicor Mortgage, Inc.; Robert Troke; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).
TO: Unknown Successor in Interest to United Companies Lending Corporation, Successor in Interest to Unicor Mortgage, Inc.: 4424 Keene Road, Plant City, FL 33565

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

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:
THE WEST 330.00 FEET OF THE NORTH 1/3 OF THE SOUTH 3/4 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 30 FEET FOR KEENE ROAD RIGHT OF WAY, AND LESS THE NORTH 20.00 FEET THEREOF, SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND UPON THE SOUTH 20 FEET THEREOF.
AND
THE NORTH 20 FEET OF THE WEST 330.00 FEET OF THE NORTH 1/3 OF THE SOUTH 3/4 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 30.00 FEET THEREOF FOR KEENE ROAD RIGHT OF WAY.
TOGETHER WITH A 1998 LIBERTY MANUFACTURED HOME BEARING VIN# 10L25849X AND VIN# 10L25849U PER THE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLE. ALSO FURTHER IDENTIFIED AS HUD DATA PLATE FLA619294 AND FLA619295, BEARING SERIAL NUMBER 10L25849XUA.

more commonly known as 4424 Keene Road, Plant City, FL 33565.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 11/10/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on 10/5/2026

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
26-336547 FC01 CXE
October 9, 16, 2026 26-03852H

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-009503
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
KEVIN ARTHUR O'DONNELL; CHELSEA LAINE O'DONNELL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EAGLE PALMS PHASE 4 HOMEOWNERS ASSOCIATION, INC.; OAK CREEK OWNERS ASSOCIATION, INC., et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 16, 2026, and entered in 25-CA-009503 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and KEVIN ARTHUR O'DONNELL; CHELSEA LAINE O'DONNELL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EAGLE PALMS PHASE 4 HOMEOWNERS ASSOCIATION, INC.; OAK CREEK OWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 06, 2026, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND SITUATED, LYING AND BEING IN COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, TO WIT:
LOT(S) 14, EAGLE PALM PHASE 4A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 126, PAGES 56 THROUGH 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
BEING THAT PARCEL OF LAND CONVEYED TO KEVIN ARTHUR O'DONNELL AND CHELSEA LAINE O'DONNELL, HUSBAND AND WIFE FROM D.R. HORTON, INC., A DELAWARE CORPORATION BY THAT DEED DATED 3/28/2017 AND RECORDED 3/31/2017 IN BOOK 24835, PAGE 292, OF THE HILLSBOROUGH COUNTY, FL PUBLIC REGISTRY. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS: NONE.
Property Address: 8840 INDIGO TRAIL LOOP, 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 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 6 day of October, 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
25-343544 - NaP
October 9, 16, 2026 26-03832H

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-003566
LOANDEPOT.COM, 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 LADONNA C. SHARRITT, DECEASED; TIFFANY R. WHITE; NICHOLE YVETTE FREEMAN A/K/A NICHOLE Y. FREEMAN; LESLI S. ODUM; TERRANCE A. RATCLIFFE; LE'CANDACE AMARI GREEN; AYERSWORTH GLEN 3A HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)
To the following Defendant(s):
UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY
CURRENT ADDRESS
14456 ALISTAR MANOR DRIVE
WIMAUMA, FLORIDA 33598
who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein,
To the following Defendant(s):
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 LADONNA C. SHARRITT, DECEASED
(LAST KNOWN ADDRESS)
14456 ALISTAR MANOR DRIVE
WIMAUMA, FLORIDA 33598
TIFFANY R. WHITE
(LAST KNOWN ADDRESS)
14456 ALISTAR MANOR DRIVE
WIMAUMA, FLORIDA 33598
LESLI S. ODUM
(LAST KNOWN ADDRESS)
1070 MONTGOMERY RD UNIT 279
ALTAMONTE SPRINGS, FLORIDA 32714

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

LOT 18, BLOCK 30, HIGHLAND ESTATES PHASE 2B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 121, PAGE(S) 198 THROUGH 206, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 14456 ALISTAR MANOR DRIVE, WIMAUMA, FLORIDA 33598

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before 10/29/2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

VICTOR CRIST
As Clerk of the Court
(SEAL) By Jennifery Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 26-00163 LND
October 9, 16, 2026 26-03821H

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-005432
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
SHALETTA BARNES JOHNSON; et al,
Defendant(s).

To the following Defendant(s):
VALENCIA JOHNSON
(Last Known Address: 1205 HACIENDA DR, Sun City Center, FL 33573)
UNKNOWN SPOUSE OF VALENCIA JOHNSON
(Last Known Address: 1205 HACIENDA DR, Sun City Center, FL 33573)
JOANN JONES
(Last Known Address: 1205 HACIENDA DR, Sun City Center, FL 33573)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 19, BLOCK "G", DEL WEBB`S SUN CITY FLORIDA UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, AT PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 1205 HACIENDA DR, SUN CITY CENTER, FL 33573

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 on or before 10/21/2026, 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 seal of this Court on 9/15/2026.

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
October 9, 16, 2026 26-03800H

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-004986
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
8114 LLC AND CHRISTOPHER DANIEL LEE A/K/A CHRISTOPHER LEE AND CONSUELO B LEE A/K/A CONSUELO LEE, et al.,
Defendants.

TO: CHRISTOPHER DANIEL LEE A/K/A CHRISTOPHER LEE
8114 CARRIAGE POINTE DR, GIBSONTON, FL 33534
UNKNOWN SPOUSE OF CHRISTOPHER DANIEL LEE A/K/A CHRISTOPHER LEE N/K/A CHRISTOPHER LEE
8114 CARRIAGE POINT DRIVE, GIBSONTON, FL 33534

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

LOT 7, BLOCK "D", CARRIAGE POINTE, PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGES 270 THROUGH 281, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 11/10/2026, 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 day of 10/5/2026.

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
26-01055
October 9, 16, 2026 26-03851H

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-000310
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
ANTONIO MIGUEL BURGOS A/K/A ANTONIO BURGOS, et al.,
Defendant.

To: ANTONIO MIGUEL BURGOS A/K/A ANTONIO BURGOS, 6230 BAYSIDE KEY DR, TAMPA, FL 33615
UNKNOWN SPOUSE OF ANTONIO MIGUEL BURGOS A/K/A ANTONIO BURGOS,
6230 BAYSIDE KEY DR., TAMPA FL 33615
UNKNOWN TENANT IN POSSESSION 1, 6230 BAYSIDE KEY DR., TAMPA FL 33615
UNKNOWN TENANT IN POSSESSION 2, 6230 BAYSIDE KEY DR., TAMPA FL 33615
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 5, BLOCK R, BAYSIDE KEY - PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE(S) 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, 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 7/17/2026 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 11 day of June, 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
25-14317FL
October 9, 16, 2026 26-03745H

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-007381
MIDFIRST BANK,
Plaintiff, vs.
JOSE RAMON PELLICER MONTES DE OCA, et al.,
Defendants.

To: JOSE RAMON PELLICER MONTES DE OCA
6412 N WOODLYNNE AVE, TAMPA, FL 33614
UNKNOWN SPOUSE OF JOSE RAMON PELLICER MONTES DE OCA
6412 N WOODLYNNE AVE, TAMPA, FL 33614
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:

ALL THAT CERTAIN LAND SITUATE IN COUNTY OF HILLSBOROUGH, AND STATE OF FLORIDA, TO-WIT: BEGINNING 330 FEET WEST AND 590 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST; RUN THENCE WEST 120 FEET; THENCE SOUTH 215 FEET; THENCE EAST 120 FEET; THENCE NORTH 215 FEET TO THE POINT OF BEGINNING; LESS THE EAST 15 FEET FOR ROAD AND LESS THE NORTH 140 FEET THEREOF, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U342818ZZZ000001059800

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 11/4/2026 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 9/29/2026

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-21551FL
October 9, 16, 2026 26-03754H

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-007859
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
NICOLAS HIRKO, et al.,
Defendant.

To: NICOLAS HIRKO
4704 WATER LARK WAY, VALRICO, FL 33596
UNKNOWN SPOUSE OF NICOLAS HIRKO
4704 WATER LARK WAY, VALRICO, FL 33596
TATSIANA HIRKO
4704 WATER LARK WAY, VALRICO, FL 33596
UNKNOWN SPOUSE OF TATSIANA HIRKO
4704 WATER LARK WAY, VALRICO, FL 33596
UNKNOWN TENANT IN POSSESSION 1
4704 WATER LARK WAY, VALRICO, FL 33596
UNKNOWN TENANT IN POSSESSION 2
4704 WATER LARK WAY, VALRICO, FL 33596
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:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, TO-WIT:
LOT 11, BLOCK C, TWIN LAKES - PARCELS A2 AND B2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGE 28, 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 11/4/2026 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 9/29/2026

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-21194FL
October 9, 16, 2026 26-03766H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-012974
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
ROBERT H. HILLMANN, et al,
Defendant(s).

To the following Defendant(s):
ROBERT H. HILLMANN
(Last Known Address: 309 FLAMINGO DR, APOLLO BEACH , FL 33572)
ROBERT H. HILLMANN
(Last Known Address: 309 FLAMINGO DR, APOLLO BEACH , FL 33572)
UNKNOWN SPOUSE OF ROBERT H. HILLMANN
(Last Known Address: 309 FLAMINGO DR, APOLLO BEACH, FL 33572)
UNKNOWN TENANT #1
(Last Known Address: 309 FLAMINGO DR, APOLLO BEACH , FL 33572)
UNKNOWN TENANT #2
(Last Known Address: 309 FLAMINGO DR, APOLLO BEACH , FL 33572)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 8, BLOCK 10, APOLLO BEACH UNIT #1 PART TWO ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 309 FLAMINGO DR, APOLLO BEACH , FL 33572

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 on or before 11/3/2026, 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 28 day of 09, 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
October 9, 16, 2026 26-03760H

Q&A

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

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

Rarely do consumers specifically search online for public notices.

How much do legal notices cost?

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

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

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

LV18237_V36

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CA-007018
Honorable Judge: POLO, MELISSA MARY
PLANET HOME LENDING, LLC
Plaintiff, vs.
YANDRY QUINTANA ESPINOSA; UNKNOWN SPOUSE OF YANDRY QUINTANA ESPINOSA; SUN4, INC. DBA SUNPRISE; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,
TO: YANDRY QUINTANA ESPINOSA AND UNKNOWN SPOUSE OF YANDRY QUINTANA ESPINOSA
Last Known Address: 6020 N. OLIVE AVE, TAMPA, FL 33614.

YOU ARE NOTIFIED that an action to foreclose a Mortgage on the following property, commonly known as 6020 N. OLIVE AVE, TAMPA, FL 33614, and more particularly described as follows:

LOT 1, BLOCK G, PINE CREST MANOR UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 52, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL ID: U-33-28-18-17Q-G00000-00001

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, 10/29/2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON: 9/23/2026.

Victor D. Crist
Hillsborough County Clerk of Court and Comptroller
(SEAL) Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street,
Suite 730,
Orlando, FL 32801
October 9, 16, 2026 26-03746H

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-003497
CLICK N' CLOSE, INC.,
Plaintiff, vs.
SAUNY TORRIENTE PADRON, et al.,
Defendant.
To: SAUNY TORRIENTE PADRON
7812 N WOODLYNNE AVENUE, TAMPA, FL 33614
UNKNOWN SPOUSE OF SAUNY TORRIENTE PADRON
7812 N WOODLYNNE AVENUE, TAMPA, FL 33614
DAMISELA ESPINOSA SILVEIR
4222 EAST HENRY AVENUE, TAMPA, FL 33610
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 12, BLOCK 9, GROVE PARK ESTATES, UNIT NO. 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 78, 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 11/4/2026 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 9/29/2026

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
25-15332FL
October 9, 16, 2026 26-03765H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-000151
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, VS.
CHRISTINE KAYAL A/K/A CHRISTINE VISCONTI A/K/A CHRISTINE VISCONTI-KAYAL; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SUZAN KAYAL, DECEASED; et al.,
Defendant(s).
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SUZAN KAYAL, DECEASED
Last Known Residence: Unknown

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

LOT 33, BLOCK 3, CROSS CREEK PARCEL "D" PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE(S) 21, 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 11/05/2026, 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 30 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
1133-3668B
Ref# 25611
October 9, 16, 2026 26-03820H

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-005723
MIDFIRST BANK,
Plaintiff, vs.
JAVIER BARBOSA RUBIO, et al.,
Defendants.
To: UNKNOWN TENANT IN POSSESSION 1
LAST KNOWN ADDRESS, 6209 N 48TH ST, TAMPA, FL 33610
UNKNOWN TENANT IN POSSESSION 2
LAST KNOWN ADDRESS, 6209 N 48TH ST, TAMPA, FL 33610
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

THE NORTH ONE-HALF (1/2) OF LOT FOURTEEN (14) AND ALL OF LOTS FIFTEEN (15) AND SIXTEEN (16) OF EAST POINT SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, 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 11/4/2026 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 9/29/2026

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-22663FL
October 9, 16, 2026 26-03753H

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-008359
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ZACCAI FREE FATAHMA SONYA ODEBE. et. al.
Defendant(s),
TO: ZACCAI FREE, FATAHMA SONYA ODEBE A/K/A FATAHMA S. ODEBE,
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:

LOTS 19 AND 20, BLOCK 12, FAIRMONT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 40, 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 11/05/2026 /(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 30 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
26-434809
October 9, 16, 2026 26-03770H

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-026627
CROSS CREEK II MASTER ASSOCIATION, INC.,
Plaintiff, v.
JULIO M. REYES, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2
Defendants.
TO: JULIO M. REYES
10541 SAN TRAVASO DRIVE
TAMPA, FLORIDA 33647

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on January 23, 2026, in Official Records Instrument #: 2026028522, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 10541 San Travaso Drive, Tampa, Florida 33647
LEGAL:
Lot 21, Block 7, Cross Creek Parcel 'M' Phase 3A, according to map or plat thereof, as recorded in Plat Book 89, Page 91-1 through 91-5, of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 10/21/2026, and file the original with the Clerk of this Court either before service upon the 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 this 15 day of September, 2026.

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

Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
October 9, 16, 2026 26-03815H

SECOND INSERTION

NOTICE OF ACTION
OF PUBLICATION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
Family Law Division
Case No:26-DR-007593
DIV: R
In Re: The Marriage Of:
VICTOR JORGE PELLICER BARBAN,
Petitioner/Husband,
And
MARIBEL REYES VIDAL,
Respondent/Wife.
TO: MARIBEL REYES VIDAL
(last known address)
1223 Autumn Drive
Tampa, FL 33613
(Whereabouts unknown)

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Kevin Fuller, Esquire of The Law Firm of Ayo and Iken, PLC, Respondent's attorney, whose address is 703 W. Bay St., Tampa, FL 33606, on or before November 10, 2026, and file the original with the Clerk of this Court located at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, FL 33602, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. If you fail to do so, a default may be entered against you for the relief demanded in the Petition

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

You must keep the Clerk of the Circuit Court's Office notified of your current address. You may file Designation of 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.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: October 5, 2026

VICTOR CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Jennifer Taylor
Deputy Clerk

Kevin Fuller, Esquire
The Law Firm of Ayo and Iken, PLC,
Respondent's attorney,
703 W. Bay St.,
Tampa, FL 33606
October 9, 16, 23, 30, 2026 26-03850H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-006863
DIVISION: K
MIDFIRST BANK
Plaintiff, v.
MYRLEX DAVILMAR, ET AL.
Defendants.
TO: MYRLEX DAVILMAR,
Current residence unknown, but whose last known address was:
1562 BLUE MAGNOLIA RD, BRANDON, FL 33510-4024

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

LOT 2, BLOCK 12, LAKEWOOD RIDGE TOWNHOMES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGE 148, 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 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 9/29/2026

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
1000011900
October 9, 16, 2026 26-03747H

SECOND INSERTION

NOTICE OF ACTION
IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CA-007946
21ST MORTGAGE CORPORATION,
Plaintiff, vs.
ANGELA PALMA; UNKNOWN SPOUSE OF ANGELA PALMA; and UNKOWN TENANT
Defendant.
TO: ANGELA PALMA and UNKNOWN SPOUSE OF ANGELA PALMA
last known address, 3405 W. Palmetto St., Tampa, FL 33607

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

Legal: LOT 31, LESS THE WEST 29.40 FEET THEREOF, ALL OF LOT 32 AND THE WEST 18.40 FEET OF LOT 33 IN BLOCK 30, OF MAP OF MACFARLANE PARK SUBDIVISION, ACCORDIING TO THE 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 Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802, 30 days from the first date of publication , and file the original with the clerk of the court either before service on the Plaintiffs' 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 September 28, 2026.

VICTOR D. CRIST
Clerk of the Circuit Court
By: /s/Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Leslie S. White, Esquire,
the Plaintiff's attorney,
420 S. Orange Avenue,
Suite 700,
P.O. Box 2346,
Orlando, Florida 32802
October 9, 16, 2026 26-03797H

The Facts

How Costs Exploded

the Black Hole of Health Care

Since Medicare and Medicaid began, health care has become more expensive and less efficient. Re-privatizing medical care is the only way to fix it.

BY **MILTON FRIEDMAN**

Some years ago, I came across a study by Dr. Max Gammon, a British physician who also researches medical care, comparing input and output in the British socialized hospital system. Taking the number of employees as his measure of input and the number of hospital beds as his measure of output, he noted that long waiting lists for hospital admission assured that all beds were in use. This meant that the total number of beds could be taken as equal to the number of occupied beds. He found that input had increased sharply, whereas output had not only failed to keep pace but had actually fallen.

He was thus led to enunciate what he called "the theory of bureaucratic displacement." In his words, in "a bureaucratic system … increase in expenditure will be matched by fall in production. … Such systems will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources, and shrinking in terms of 'emitted' production."

I have long been impressed by the operation of Gammon's law in the U.S. school system: input, however measured, has been going up for decades, and output, whether measured by number of students, number of schools, or even more clearly, quality, has been going down.

The recent surge of concern about the rising cost of medical care, and of proposals to do something about it—most involving a further move toward the complete socialization of medicine—reminded me of Gammon's study and led me to investigate whether his law applied to U.S. health care.

The major advances in medical care in the past half century have greatly benefited most of us. Indeed, I would not be alive today if it were not for some of them. Yet the question remains whether these gains were promoted or retarded by the extraordinary rise in the fraction of national income spent on medical care. How does output compare with input?

HOSPITALS

Even a casual glance at figures on input and output in U.S. hospitals indicates that Gammon's law has been in full operation for U.S. hospitals since the end of World War II, especially since the enactment of Medicare and Medicaid in 1965.

Before 1940 input and output both rose (input somewhat more than output presumably because of the introduction of more sophisticated and expensive treatments). The cost of hospital care per resident of the United States, adjusted for inflation, rose from 1929 to 1940 at the rate of 5% per year; the number of occupied beds, at 2.4% a year (see table below). Cost per patient day, adjusted for inflation, rose only modestly.

The situation was very different after the war. From 1946 to 1989 the number of beds per one thousand population fell by more than half; the occupancy rate, by an eighth. In sharp contrast, input skyrocketed. Hospital personnel per occupied bed multiplied nearly sevenfold, and cost per patient day, adjusted for inflation, an astounding twenty-six-fold, from $21 in 1946 to $545 in 1989 at the 1982 price level. One major engine of these changes was the enactment of Medicare and Medicaid in 1965. A mild rise in input was turned into a meteoric rise; a mild fall in output, into a rapid decline.

1-MEDICAL EXPENSES PROVE GAMMON'S LAW

Notice how the increase in medical expenditures have resulted in lower productivity — more employees and expenses while the number of beds (patients served) has shrunk.

	1923	1929	1940	1946	1965	1989
Beds per 1,000 population	6.8	7.5	9.3	10.3	8.8	4.9
Percentage of beds occupied	73.0%	80.0%	84.0%	80.0%	82.0%	69.6%
Cost per patient day in constant (1982) dollars		$18	$22	$21	$71	$545
Personnel per occupied bed				0.7	1.4	4.6
Hospital expense as % of total medical expense		17.8%	24.3%	24.0%	32.1%	35.6%
Medical cost / person / year in constant (1982) dollars						
Hospital		$30	$52	$63	$190	$683
Other		$143	$164	$200	$403	$1,237
TOTAL	$136	$173	$216	$263	$593	$1,920
PHYSICIANS						
Number per 100,000 population	130	125	133	135*	153	252†
Median income‡ (Constant 1982 dollars)		$21,722	$23,191	$34,407	$82,391	$99,016†
Ratio to per capita income		5.1	5.2	6.6	10.7	9.1†

*1949 †1987 ‡"Nonsalaried physicians" through 1965; "incorporated and unincorporated" in 1987



Taken by itself, the decline in the number of occupied beds could be interpreted as evidence of the progress of medical science: a healthy population needs less hospitalization, and advances in science and medical technology have reduced the length of hospital stays and enabled more procedures to be performed outside the hospital.

That may well be part of the reason for the decline in output, perhaps a major part. But that does not explain much, if any, of the rise in input. True, care has become more sophisticated and expensive, and medical machines, more complex. Yet improvements in health and in the quality of hospital care do not appear to have proceeded more rapidly after 1965 than before.

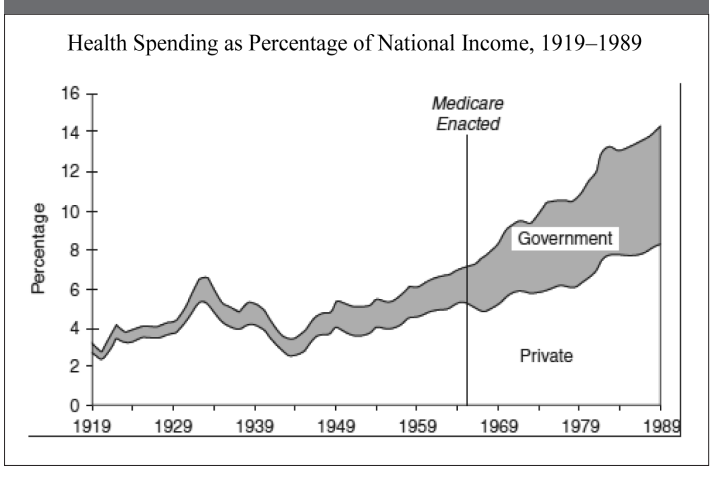
Indeed, there is some evidence that the reverse is true. Whereas reported expenditures on research (per capita and in constant dollars) rose at the rate of 15% a year from 1948 to 1964, they rose at less than 2% a year from 1965 to 1989. Yet the number of occupied beds per thousand population fell by 1% a year from 1946 to 1964 and by 2.5% a year from 1965 to 1989. Cost per patient day rose by 6% in the first period, 9% in the second.

Gammon's law, not medical miracles, was clearly at work.

The federal government's assumption of responsibility for hospital and medical care of the elderly and the poor provided a fresh pool of money, and there was no shortage of takers. Personnel per occupied bed, which had already doubled from 1946 to 1965, more than tripled from that level after 1965. Cost per patient day, which had already more than tripled from 1946 to 1965, multiplied a further eightfold after 1965. The difference between the rise in personnel and costs reflects expenditures on expensive equipment and higher prices for medical personnel relative to other goods.

Growing costs, in turn, led to more regulation of hospitals, further increasing administrative expense.

2-MEDICARE FUELS SPENDING



Unfortunately, I have been unable to uncover comprehensive and readily available data for a sufficiently long period to judge how large a role was played by increasing administrative costs. Anecdotal evidence suggests that increased administrative complexity played a major role in the explosion of total cost per patient day and led to a shift from hospital to outpatient care, accelerating the decline in occupied beds.

Experts in medical care and in hospital administration can doubtless expand this amateur's explanation and put flesh on the stark evidence from the limited statistical data. But a fuller description is hardly likely to alter the bottom line: In Gammon's words, "a bureaucratic system … will act rather like 'black holes,' in the economic universe, simultaneously sucking in resources and shrinking in terms of 'emitted' production."

OTHER MEDICAL CARE

Although hospital cost has risen as a percentage of total medical cost from 24% in 1946 to 36% in 1989, it is still a minor part of total medical cost. It is tempting to apply Gammon's analysis to total medical cost rather than simply to hospital care.

There is no problem about input. Estimates of expenditure on medical care are readily available for the post-war period and can be estimated back to 1919 and corrected readily for the rise in population and in the price level.

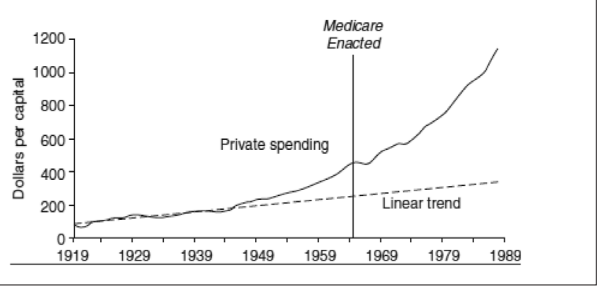
In figure 2 below, I show total health spending as a percentage of national income from 1919 on and its division between private and governmental spending. Except for the Great Depression, when the collapse of incomes raised the percentage sharply, health spending from 1919 on rose gradually but stayed between about 3% and 4% of total national income. Government spending was only a modest part of that total and was primarily state and local rather than federal.

For example, in 1940 federal spending was about one-sixth of total government spending on health care. After the war total spending on health care tripled as a fraction of national income, and government spending, particularly federal, became an increasing fraction of the total.

In figures 3, 4, and 5 (see page 8), I present the same data as dollars per capita in constant prices. Private spending rose at a steady arithmetic rate up to the end of World War II, increasing by $3.30 per capita a year, with only minor deviations as a result of cyclic forces. The increase reflected mostly the long-term increase in income. As a percentage of national income, private spending stayed between 3.5% and 5% from 1922 to 1958 except for some of the depression years. From 1958 on, private spending began to rise as a percentage of national income — at first slowly, then more rapidly, reaching more than 8% by 1989.

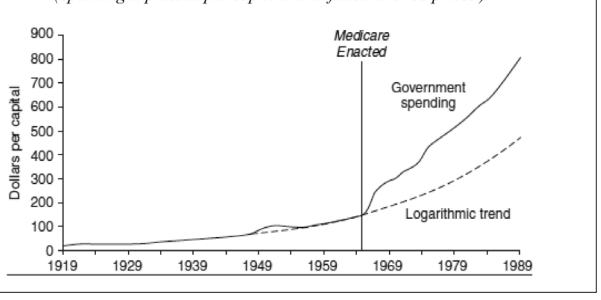
3-PRIVATE HEALTH SPENDING

Private Health Spending, 1919–1989, and Linear Trend Fitted to 1919–1940
(Spending expressed per capita and deflated to 1982 prices.)



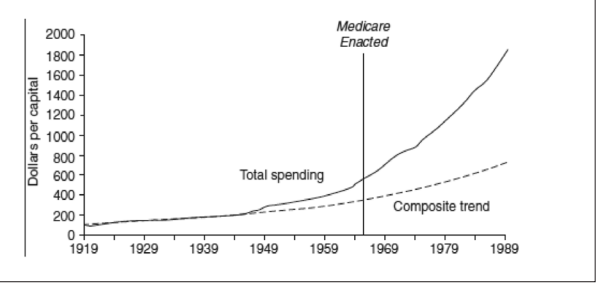
4-GOV'T HEALTH SPENDING

Government Health Spending, 1919–1989, and Log Trend Fitted to 1919–1940
(Spending expressed per capita and deflated to 1982 prices.)



5-TOTAL HEALTH SPENDING

Total Health Spending, 1919–1989, and Composite Trend Fitted to 1919–1940
(Spending expressed per capita and deflated to 1982 prices; composite trend is sum of linear trend for private and logarithmic trend for government.)



Government spending behaved somewhat differently, rising at a rather constant percentage rate, 3.5% a year, from 1919 all the way to 1965 except for a short post-war bulge. The enactment of Medicare and Medicaid produced an explosion in government spending that went sharply higher than the extrapolated trend.

In the process, government's share of total spending went from 15% during the 1920s to 25% in 1965 before surging to 42% in the next two decades, or from less than 1% of national income to nearly 6%.

The data from figures 3 and 4 are combined in figure 5 to show that, if the earlier trends had continued, total spending in 1989 would have been less than half as much as it actually was.

One major physical input is the number of physicians. Physicians numbered 157 per 100,000 population at the turn of the century, gradually declined to 125 by 1929, and then rose slowly to 133 by 1959 before beginning an exponential climb to 252 by 1987, the latest year for which I have data. The rapid increase in the number of physicians was preceded by a sharp rise in their median income, from a level less than 7.0 times per capita income to a peak of 11.6 to 1 in 1962 (see the final line in table 1).

As cost containment became more pressing, the rise in the number of physicians was accompanied by a decline in their relative income, though their income continued to rise in absolute terms. By 1987 the ratio had declined from 11.6 to 9.1, and no doubt the decline is continuing.

Despite the sharp rise in the number and income of physicians, it is worth noting, first, that the cost of physicians' services accounts for only about one-fifth of total health care cost and, second, that the share is less than it has historically been. In 1929 the cost of physicians' services was about 27% of total health cost; after World War II, about 25%. The explanation is presumably a combination of expensive equipment and administrative expense.

So much for input. What about output?

That is the true problem.

The output of the medical care industry that we are interested in is its contribution to better health. How can we measure better health in a reasonably objective way that is not greatly influenced by other factors?

For example, if medical care enables people to live longer and healthier lives, we might expect that the fraction of persons aged 65 to 70 who continue to work would go up. In fact, of course, the fraction has gone down drastically — thanks to higher incomes reinforced by financial incentives from Social Security.

With the same "if" we might expect the fraction of the population classified as disabled to go down, but that fraction has gone up, again not for reasons of health but because of government social security programs. And so I have found with one initially plausible measure after another — all of them are too contaminated by other factors to reflect the output of the medical-care industry.

The least bad measure that I have been able to come up with is length of life, although that too is seriously contaminated by other factors.

Improvements in diet, housing, clothing, and so on made possible by increasing affluence as well as government measures such as provision of purer water and better garbage collection and disposal have doubtless contributed to lengthening the average life span.

Wars, epidemics, and natural and man-made disasters have played a part. Even more important, the quality of life is as meaningful as the length of life. Perhaps someone more knowledgeable in this field can come up with a better measure of the relevant output of the medical care industry. I have not been able to.

Figures 6 and 7 (see page 9) present two different sets of data on length of life: figure 6, on length of life at birth, figure 7, on remaining length of life at age 65. The two tell rather different stories.

For length of life at birth, data are readily available by sex and race, and I have concentrated on the length of life of females and of whites and blacks separately to keep the populations involved as homogeneous as possible over a long period. In figure 6, I show the estimated average length of life at birth of white and black females since 1900. As in the preceding charts, I have also included trends fitted to pre-war data. The trends fit the data surprisingly well until the late 1950s.

Until then, life expectancy at birth of white females went up steadily, from 48.7 years in 1900 to 74.2 years in 1959, and of black females from 33.5 to 65.2 years — or, during the intervening 59 years, on the average by 0.43 years per year for white females and 0.54 for black. The rise then slowed drastically. Life expectancy for white females went from 74.2 years in 1959 to 79.0 in 1989 and for black females from 65.2 years in 1959 to 75.6 in 1989 — an average of only 0.16 and 0.35 years per year during those 30 years. The rate of rise was cut by more than half for whites, by more than a third for blacks.

As life expectancy lengthens, further increases are presumably more difficult to achieve — early gains would seem to be the easiest. Yet there are no signs of any slowdown for the first 59 years of the 20th century (see figure 6). The shift to a lower rate of improvement comes suddenly, not long before the rapid expansion in the federal government's role in medical care and the sharp slowdown in the rate of increase in the amount of funds going to research.

Figure 7, on life expectancy at age 65, is for both races combined because I have been unable to get data going far enough back for blacks and whites separately. In sharp contrast to figure 6, we see very slow though steady progress to about 1939 and then decidedly more rapid progress, especially for females. Does the speeding up around 1939 reflect the discovery and subsequent wider use of a range of antibiotics? I leave that as a puzzle for others.

In terms of my own concern — the effect of greater government involvement — figure 7 is of little help. For females, Medicare is followed by an initial speeding up, then tapering off; for males, the pattern is almost the reverse: little or no change from 1950 to 1970, then a speeding up. In short, it will take a far more detailed and informed analysis to reach any clear conclusions about what has been happening to the output of the medical care industry in terms of either the length of life or, even more, the quality of life.

Nonetheless, for total medical care, as for hospitals, it is hard to avoid the conclusion that Gammon's law is at work. There is no question that medicine in all its aspects has become subject to an ever more complex bureaucratic structure. No question that input has exploded. No evidence that output has come anywhere close to keeping pace, though we lack a firm basis for going beyond this very general statement. "Black holes" indeed.

Why should we be surprised?

Evidence covering a much broader range of activities

documents the conclusion that bureaucratic structures produce high-cost, low-quality, and inequitably distributed output. That is the dramatic lesson underlined recently by the collapse of socialism in the Soviet Union, China and the Eastern European satellites of the Soviet Union.

The U.S. medical system has become in large part a socialist enterprise. Why should we be any better at socialism than the Soviets? Or the East Germans? Or the Czechs? Or the Chinese?

Medicine is not unique. Our socialized postal system, our socialized school system, our socialized system of trying to control drugs, and indeed our socialized defense industry provide clear evidence that we are no better at socialism than countries that have gone all the way.

Yet not only do we keep on being surprised, but we continue in each of these areas to increase the scope of socialism. Nearly all the suggestions for improving our medical system involve expanding the role of government, at the extreme moving from a partly socialist system to a completely socialist system!

SOLUTION

I believe that the inefficiency, high cost and inequitable character of our medical system can be fundamentally remedied in only one way: by moving in the other direction, toward reprivatizing medical care.

I conjecture that almost all consumers of medical services, and many producers, would favor a simple reform that would privatize most medical care. Yet that reform is not politically feasible because it would be violently opposed by the bureaucracy that plans, controls and administers the current structure of medical care.

The reform has two major elements:

(1) End both Medicare and Medicaid and replace them with a requirement that every U.S. family unit have a major medical insurance policy with a high deductible, say $20,000 a year or 30% of the unit's income during the prior two years, whichever is lower.

(2) End the tax exemption of employer-provided medical care; it should be regarded as a fully taxable fringe benefit to the employee — deductible for the employer but taxable to the employee. Each of these reforms needs further discussion.

For the first element, preferably, the major medical insurance policy should be paid for by the individual family unit, which should receive a reduction in taxes reflecting the reduction in cost to the government. There would be an exception for lower-income families and for families unable to qualify for coverage at an affordable fee. The government would help them finance the policy though not administer it. That would be done by private competitive insurance companies chosen by each individual or family separately. Individuals or families would, of course, be free to buy supplementary insurance if they so desired.

However, even if the government were to pay for major medical insurance for everyone directly — rather than by reducing taxes — there is little doubt that both the government's cost and the total health cost would decline drastically because of the elimination of the tremendous governmental bureaucratic structure that has been built up to supervise a large fraction of all health activities.

The tax exemption of employer-provided medical care has two different effects, both of which contribute to raising health costs.

First, it leads the employee to rely on the employer rather than himself to finance and provide medical care. Yet the employee is likely to do a far better job of monitoring health-care providers in his own interest than is the employer.

Second, it leads the employee to take a larger fraction of his total remuneration in the form of health care than he would if it had the same tax status as other expenditures.

If the tax exemption were removed, employees could bargain with their employers for a higher take-home pay in lieu of health care and provide for their own health care either by dealing directly with health-care providers or through purchasing health insurance.

These two reforms would completely solve the problem of the currently medically uninsured, eliminate most of the bureaucratic structure, free medical practitioners from an incredible burden of paperwork and regulation, and lead many employers and employees to convert employer-provided medical care into a higher cash wage. The taxpayer would save money because total governmental costs would plummet.

The family unit would be relieved of one of its major concerns — the possibility of being impoverished by a major medical catastrophe — and most could readily finance the remaining medical costs, which I conjecture would return to something like the 5% of total consumer spending that it was before the federal government got into the act.

Families would once again have an incentive to monitor the providers of medical care and to establish the kind of personal relations with them that once were customary. The demonstrated efficiency of private enterprise would have a chance to operate to improve the quality and lower the cost of medical care.

There is only one thing wrong with this dream. It would displace and displease the large number of people now engaged in administering, studying and daily revising the present socialized system, including a large private-sector component that has adjusted to the system. Most of them are highly competent at what they do and would be able to use their abilities in productive activities if their current employment were terminated. But, understandably, they will not see it that way, and they are sufficiently potent politically to kill any such reform before it could ever get an extensive following, just as the educational bureaucracy has repeatedly killed even modest programs for privatizing the educational system, though poll after poll shows that the public supports privatization through parental choice.

Medical care provides a clear example of the basic difference between private and governmental enterprise. That difference is not in the quality of people who initiate or operate new ventures or in the promise of the ventures. The people proposing and undertaking government ventures are generally as able, as ingenious, and of as high moral character as the people undertaking private ventures, and the ventures they undertake may well be of equal promise.

The difference is in the bottom line. If a private venture is unsuccessful, its backers must either shut it down or finance its losses out of their own pockets, so it will generally be terminated promptly. If a governmental venture is unsuccessful, its backers have a different bottom line.

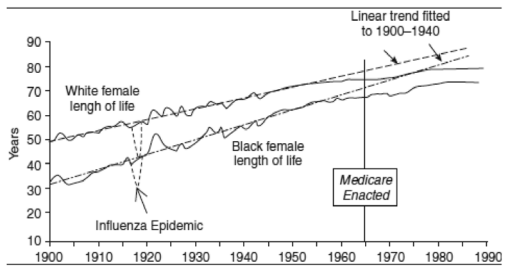
Shutting it down is an admission of failure, something none of us is prepared to face if we can help it. Moreover, it is likely to mean the loss of a remunerative job for many of its backers and promoters. And they need not shut it down. Instead, in entire good faith, the backers can contend that the apparent lack of success is simply a result of not carrying the venture far enough. If they are persuasive enough, they can draw on the deep pockets of the taxpaying public, while replenishing their own, to finance a continuation and expansion of the venture.

Little wonder that unsuccessful government ventures are generally expanded rather than terminated.

In my opinion, that is what is responsible for Gammon's "black holes" in medicine, schooling, the "war on drugs," agricultural subsidies, protectionism and so on and on. That is the way high-minded motives and self-interest combine to produce what Rep. Richard Armey once labeled "the invisible foot of government." I challenge you to find more than a very exceptional counterexample.

6-LIFE EXPECTANCY AT BIRTH

Estimated Length of Life at Birth of Females, 1900–1989, and Linear Trend Fitted to 1900–1940
NOTE: In computing trend, 1918 observation replaced by average of 1917 and 1919 to eliminate effect of influenza epidemic.



7-LIFE EXPECTANCY AT AGE 65

Male and Female Life Expectancy at Age 65, 1900–1988
NOTE: Dashed lines are linear trends fitted to the two successive periods 1900–1939, 1940–1988.

