Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TruePoint Billing Solutions located at PO Box 4090 in the City of Tampa, Hillsborough, FL 33677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of October, 2026

Gary Delmore

October 23, 2026 26-03983H

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 Center for Men's Health located at 1109 Professional Drive 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 15th day of October, 2026

Josef Schenker

October 23, 2026 26-03984H

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 katrinstudio located at 16324 Bridgecrossing Dr in the City of Lithia, Hillsborough, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida..

Dated this 15th day of October, 2026

Volodymyr Usov

October 23, 2026 26-03988H

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 C4MH located at 1109 Profesional Park Dr in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of October, 2026

Josef Schenker

October 23, 2026 26-03993H

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 247 Home Loans located at 11256 Winthrop Main St in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of October, 2026

247 HOME LOANS.NET LLC

October 23, 2026 26-03994H

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 Wainwright Plumbing located at 5133 West Clifton Street 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 16th day of October, 2026

Keith Nye

October 23, 2026 26-04029H

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 Lunar Step Sites located at 5036 Blue Latan Ln in the City of Tampa, Hillsborough, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of October, 2026

Josiah Stroman

October 23, 2026 26-04014H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Five Guys, located at 219 Main Street, #507, 07928, in the City of Chatham, State of New Jersey, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Ruskin FG LLC

October 23, 2026 26-04048H

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 Alejandra Koss located at 13105 Whitestone Dr APT B in the City of Tampa, Hillsborough, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of October, 2026

Maria Alejandra Rodriguez Contreras

October 23, 2026 26-04046H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Elevation Space located at 2250 Towering Oaks Circle 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 17th day of October, 2026

Natasha Encarnacion

October 23, 2026 26-04033H

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 17th day of November, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Williams, Brandi REFRIDGERATOR, COUCH, FAN, FOLDING CHAIRS, SCREEN ENCLOSURE, BAGS, BOXES, RADIO CONTROLLED CAR, BENCH GRINDER, COOLER, STOVE, MISC ITEMS; Mortara, Kayla TOYS, BOXES TOTES TV VACCUM SUITCASES; Sargent, Clayton clothing and shoes; Guerra, Seth tires rims clothes boxes; Martinez, Deisy washing machine tubs and parts; Atenza, Elena boxes and totes empty totes Sale is subject to cancellation in the event of settlement between owner and obligated party.

October 23, 30, 2026 26-03989H

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 Sudsy Social located at 9101 Tudor Dr, F207 in the City of Tampa, Hillsborough, FL 33615-3782 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

BRANDED MONTHLY LLC

Amir Salehian

October 23, 2026 26-03987H

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 NEON ARCANA located at 11128 Windpoint Drive in the City of Tampa, Hillsborough, FL 33635 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of October, 2026

First Signal Games LLC

Alex D McDonald, Managing Member

October 23, 2026 26-04034H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Carrico Jackson Consulting Group located at 1111 Oakfield Dr Ste 115 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 15th day of October, 2026

Carrico Studios LLC

October 23, 2026 26-04013H

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 Sentinel Capital AI located at 401 East Jackson Street, Suite 2340-N84 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 16th day of October, 2026

Lock Box Method LLC

Asher Walk, Authorized Member

October 23, 2026 26-04031H

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 Salvation City Collective located at 602 Kings Cv 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 20th day of October, 2026

Salvation City Inc.

Joel Maillet

October 23, 2026 26-04062H

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 SNF Tax located at 10234 Evergreen Hill Dr 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 20th day of October, 2026

Sun and Faith Business Services LLC

Shraddha Bhasin

October 23, 2026 26-04063H

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 Proceed Accordingly located at 2250 Towering Oaks Circle 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 17th day of October, 2026

Natasha Encarnacion

October 23, 2026 26-04032H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11-22-2026 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner Tremayne Frison/Mark A Bradley Nancy A Bradley 2006 Four Winns Hin # GEN0A049A606 DO #1196709 Deleted sale to be held at LITTLE HARBOR SMI OPCO LLC /D/B/A LITTLE HARBOR MARINAS 606 SEAGRAPE DRIVE RUSKIN, FL 33570 vessel may be released prior to the Sale All Sales Held With Reserve

October 23, 30, 2026 26-04069H

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 HMC Ingredients located at 5121 Ehrlich Rd. Ste 104A 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 20th day of October, 2026

HIMCO Corporation

Deepak Parekh

October 23, 2026 26-04064H

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 BC Anesthesia located at 400 N Tampa St Ste 1550 PMB 365747, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 16th day of October, 2026.

JS MAC PLLC

October 23, 2026 26-04009H

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 Newfound Community located at 324 S. Hyde Park Avenue, Suite 300 in the City of Tampa, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of October, 2026

Fleischman and Garcia Architects and Planners, AIA, PA

Marcel Maslowski

October 23, 2026 26-04012H

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 1Heart Caregiver Services located at 3001 North Rocky Point Drive East, Suite 200 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of October, 2026

Tampa Staffing and Care Solutions LLC

Shawn Holte

October 23, 2026 26-04049H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 11/12/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3202	Henriquez, Jack	Wall art, file cabinet, boxes, bags, totes, furniture
Unit 2081	Burgos, Erika	Baby items, boxes, totes, furniture, instruments
Parking Space 1601	Allen, Vincent	Sea Doo Boat, Model – Islandia, Vin USCEC45281E202

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

October 23, 30, 2026 26-03996H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL, 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 11/12/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

D208	Culpepper, Ryan	Household items
A018	Washington, Kevin	Appliances, Artwork, , Boxes, Clothing, Electronics, Furniture, Instruments
D169	Watley, Laila	Boxes, Totes, Books, Appliances, Toys, Electronics, Clothing, Collectibles
C025	Adkins, Rebekah	Bedding, Baby Items, Toys
D146	Allen, Andrea	Appliances, Artwork, Totes, Electronics, Lamps, Sports, Toys
D150	Hippard, Michael	Appliances, Boxes, Bags, Totes, Electronics, Kitchenware, Furniture, Tools
D160	Duncan, Desten	Furniture
A263	George, Derrick	Boxes, Totes, Furniture, Instruments
A297	Molina, Maritza	Mattress, toy car
A318	Kelly, Jocelyn	Bags, Totes, Furniture

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

October 23, 30, 2026 26-03999H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 11/16/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: FAST SERVICES FLORIDA LLC 3MW5R7J03L8B23821 2020 BMW 10628.30 / 1FT8W3DT7KEF93269 2019 FORD 17843.78 TEL: 813-697-1791 MV: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/

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 23, 2026 26-04028H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.Storagetreasures.com on 11/12/26 at 2:30 PM. Contents include personal property along with the described belongings3 to those individuals listed below.

Unit	2-19	Roubins Berthil	Boxes, Totes, Suitcase, Wedding Dress
Unit	11-166	Daniel Caro	Baby Items, Boxes, Totes, Clothing, Kitchenware
Unit	21-10	Satterfield, MIchael	Boxes, Totes, Clothing, Tools, Flyable Airplanes
Unit	22-11	Shayne Suarez	Books, Boxes, Clothing, Electronics
Unit	A-238	Jason Creech	Baby Items, Furniture, Lamps, Gaming Chair, Fan
Unit	A-257	Amanda Satterfield	Boxes, Totes, Tires, Compressor, Remote Toy Cars
Unit	A-259	Jacqueline Hyde	Books, Boxes, Totes, Furniture, Sports, Tools
Unit	C-587	Shirley Harvey	Baby Items, Box, Clothing, Electronics, Furniture
Unit	D-753	Aguilera, Reyes	Tires, Suitcase, Car parts, Household Goods

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 23, 30, 2026 26-03997H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 11/12/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT	NAME	CONTENTS
102	Yarimar Rivera	Furniture, boxes. Car jack
314	William Kepalas	Clothing, bags
334	Gr'Nisha Hanserd	Furniture, boxes
416	Madelin Hernandez	Furniture, boxes, baby items
723	Michelle Abrams	Furniture, boxes, electronics, lamps
941	Elashia May	Furniture, boxes

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

October 23, 30, 2026 26-03998H



--- PUBLIC NOTICES / TAX DEEDS ---

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within the Hawkstone Community Development District (the **"District"**), comprised of approximately 546.892 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: Wednesday, November 18, 2026
Time: 3:30 p.m.
Place: The Offices of Rizzetta & Company Inc.
2700 S. 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 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578. 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 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.

Stephanie DeLuna, District Manager
October 23, 30, 2026 26-03977H

FIRST INSERTION

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

The Audit Review Committee and the Board of Supervisors (the "Board") for the South Creek Community Development District ("District") will hold an audit review committee meeting on **Thursday, November 5, 2026, at 2:00 p.m.** at the **Offices of Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607.** The purpose of the meeting is to review, rank, and provide a recommendation to the Board with respect to proposals for auditing services received pursuant to the District's Request for Proposals for Annual Audit Services.

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meeting is asked to advise the District Manager via phone at (727) 403-6194 or the email address listed above at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

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

Deborah Wallace, District Manager
October 23, 2026 26-03978H

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Waterset Central Community Development District (the "District") will hold a Special Meeting (the "Meeting") of its Board of Supervisors (the "Board") on November 10, 2026, at 10:00 a.m. at The Waterset Club located at 7231 Paradiso Dr, Apollo Beach, Florida 33572.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna, District Manager
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
October 23, 2026 26-03979H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1350960000
File No.: 2026-856
Certificate No.: 2024 / 12718
Year of Issuance: 2024
Description of Property:
GANDY BOULEVARD PARK W 26 FT OF LOT 8 AND E 36 FT OF LOT 9 BLOCK 11
PLAT BK / PG : 21 / 22
SEC - TWP - RGE : 10 - 30 - 18
Name(s) in which assessed:
WDA CONSTRUCTION LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) 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 10/6/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04002H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0844990000
File No.: 2026-870
Certificate No.: 2024 / 9635
Year of Issuance: 2024
Description of Property:
DOVERCREST LOTS 14 AND 15 BLOCK 15
PLAT BK / PG : 20 / 41
SEC - TWP - RGE : 04 - 29 - 21
Name(s) in which assessed:
A & M INVESTMENT TRUST LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) 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 10/6/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04006H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0498280000
File No.: 2026-859
Certificate No.: 2024 / 5210
Year of Issuance: 2024
Description of Property:
GIBSONTON ON THE BAY 6TH ADDITION LOT 12
PLAT BK / PG : 26 / 57
SEC - TWP - RGE : 23 - 30 - 19
Name(s) in which assessed:
A AND M INVESTMENT LLC TRUSTEE
9912 DAVIS ST., GIBSONTON, FL 33534 LAND TRUST DATED DECEMBER 17, 2019
A & M INVESTMENT TRUST, LLC (TRUSTEE)

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) 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 10/6/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04003H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1224030000
File No.: 2026-864
Certificate No.: 2024 / 12203
Year of Issuance: 2024
Description of Property:
BEL MAR UNIT NO 2 E 33.32 FT OF LOT 175 AND W 44.68 FT OF LOT 176
PLAT BK / PG : 14 / 3
SEC - TWP - RGE : 32 - 29 - 18
Name(s) in which assessed:
MAGA INVESTMENTS OF TAMPA FLORIDA LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) 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 10/6/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04005H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1035250100
File No.: 2026-855
Certificate No.: 2024 / 11443
Year of Issuance: 2024
Description of Property:
RIVERSIDE ESTATES CORRECTED MAP OF BLOCKS 1 2 12 13 14 AND 15 LOT 10 BLOCK 14
PLAT BK / PG : 24 / 28
SEC - TWP - RGE : 35 - 28 - 18
Name(s) in which assessed:
MISOTY CRUZ
MIOSOTY CRUZ

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 (12/3/2026) 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 10/6/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04001H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0440480000
File No.: 2026-854
Certificate No.: 2024 / 4594
Year of Issuance: 2024
Description of Property:
ADAMO ACRES SUBDIVISION UNIT 1 LOT 7 LESS 78TH ST R/W BLOCK 23
PLAT BK / PG : 32 / 86
SEC - TWP - RGE : 23 - 29 - 19
Name(s) in which assessed:
A AND M INVESTMENT TRUST LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) 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 10/6/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04000H



FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0471216000
File No.: 2026-914
Certificate No.: 2023 / 4343
Year of Issuance: 2023
Description of Property:
W 27.05 FT OF E 541.45 FT OF N 190 FT OF NW 1/4 OF SW 1/4
SEC - TWP - RGE : 34 - 29 - 19
Name(s) in which assessed:
JERMAINE BROWN

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 (12/3/2026) 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 10/6/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04008H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0250560000
File No.: 2026-861
Certificate No.: 2024 / 2226
Year of Issuance: 2024
Description of Property:
LAKE EGYPT ESTATES UNIT NO 2 LOT 18 BLOCK 4
PLAT BK / PG : 33 / 74
SEC - TWP - RGE : 27 - 28 - 18
Name(s) in which assessed:
MICHAEL J KELLY

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 (12/3/2026) 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 10/6/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04004H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0426030100
File No.: 2026-873
Certificate No.: 2024 / 4464
Year of Issuance: 2024
Description of Property:
TAMPA TOURIST CLUB LOTS 9 TO 12 INCL BLOCK 30
PLAT BK / PG : 21 / 21
SEC - TWP - RGE : 11 - 29 - 19
Name(s) in which assessed:
KEVIN LOPEZ GOMEZ
KIMBERLIN LOPEZ GOMEZ
CINTHIA GOMEZ SANCHEZ

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 (12/3/2026) 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 10/6/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04007H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE, GUARDIANSHIP & TRUST DIVISION
CASE NO.: 26-CP-003520
DIVISION: B
FLORIDA BAR NO. 303641
IN RE: ESTATE OF JOYCE C. POLO
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of Joyce C. Polo, deceased, Case Number 26-CP-003520, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The name and address of the personal representative's attorney is set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS FROM THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this notice is: October 23, 2026

Walter O. Hobbs –
Personal Representative
c/o Hobbs and Hobbs, P.L.
3818 W. Azeele Street
Tampa, Florida 33609
(813) 879-8333 [ext. 1]

Hobbs and Hobbs, P. L.
Attorneys for Petitioner
3818 W. Azeele Street
Tampa, Florida 33609
(813) 879-8333 [ext. 2]
October 23, 30, 2026 26-03991H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003193
Division: B
In Re: The Estate of PATRICK A. CLARK,
Deceased.

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

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THEY 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 23, 2026.

Personal Representative:
COURTNEY CLARK
6928 Lake Place Ct
Tampa, FL 33634

Attorney for Personal Representative:
Michael L. Severe, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 102833
15310 Amberly Dr.
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail:
michael@mytampalawgroup.com
October 23, 30, 2026 26-04018H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 26-CP-002905
IN RE: ESTATE OF DORIS MCLAURIN CAUDLE,
DECEASED.

The administration of the Estate of Doris McLaurin Caudle, deceased, whose date of death was 5/25/2026, Case Number 26-CP-002905, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.

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

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

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

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

The date of first publication of this notice is the 23 day of October 2026.

Personal Representative:
Jon Cameron Caudle
1643 Tallulah Terrace,
Wesley Chapel, FL 33543

Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of
Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
October 23, 30, 2026 26-04039H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003280
Division Probate
IN RE: ESTATE OF VERNA I. DOYEL
Deceased.

The administration of the estate of Verna I. Doyel, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St # 300, Clearwater, FL 33756. 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
Christopher B. Doyel

Attorney for Personal Representative:
/s/ Debra A. Faulkner
Debra A. Faulkner, Esq.
Florida Bar Number: 94212
The Faulkner Firm, P.A.
4056 Tampa Road
Oldsmar, FL 34677
Telephone: (727) 939-4900
E-Mail: debbie@thefaulknerfirm.com
Secondary E-Mail:
probate@thefaulknerfirm.com
October 23, 30, 2026 26-03990H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003352
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 23, 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 23, 30, 2026 26-04022H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003537
IN RE: ESTATE OF PATRICIA MARIE BURGIO,
Deceased.

The administration of the estate of PATRICIA MARIE BURGIO, deceased, whose date of death was April 22, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 23, 2026.

LOUIS ROBERT BURGIO
Personal Representative
1704 Springwell Place
Brandon, FL 33511

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
October 23, 30, 2026 26-04023H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003417
IN RE: ESTATE OF SHARON CLAYTON, A/K/A SHARON M. CLAYTON, A/K/A SHARON MORANTZ, A/K/A SHARON M. KONDAS
Deceased.

The administration of the estate of Sharon Clayton, a/k/a Sharon M. Clayton, a/k/a Sharon Morantz, a/k/a Sharon M. Kondas, deceased, whose date of death was August 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 23, 2026.

Personal Representative:
Beverly Hamrick
1172 Grier Road
Wetumpka, AL 36092

Attorney for Personal Representative:
/s/ William Rambaum
William Rambaum
Florida Bar Number: 0297682
Amy N. Adams
Florida Bar Number: 095868
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
E-Mail: amy@plglawyer.com
2nd E-Mail: jherny@plglawyer.com
October 23, 30, 2026 26-04027H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000972
Division O
IN RE: ESTATE OF YINET ROJAS-JORGE
Deceased.

The administration of the estate of Yinet Rojas Jorge, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representatives:
Luis A. Cruz
3422 Yale Circle
Riverview, Florida 33578
Yanet Rojas Jorge
4911 Reagan Avenue
Seffner, Florida 33584

Attorney for Personal Representatives:
RODOLFO SUAREZ, JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Personal Representatives
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 23, 30, 2026 26-04044H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003462
IN RE: ESTATE OF MARIE BURNETTE PALPAL-LATOC GONZALES,
Deceased.

The administration of the estate of MARIE BURNETTE PALPAL-LATOC GONZALES, deceased, whose date of death was June 1, 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 23, 2026.

ADORACION TRENHOLM
Personal Representative
10109 Moores Mill Court
Tampa, FL 33615

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 23, 30, 2026 26-04024H

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

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003310
Division B
IN RE: ESTATE OF WILLIE BELL WALLACE,
Deceased.

TO: SYLVIA WALLACE
Unknown address

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 11/23, 2026, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 16 day of OCTOBER, 2026.

(SEAL) By: RYAN MARSH
As Deputy Clerk

First Publication on: October 23, 2026.

Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B.,
Tampa, FL 33612
Oct. 23, 30; Nov. 6, 13, 2026
26-04042H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000973
Division O
IN RE: ESTATE OF RAUL RODRIGUEZ
Deceased.

The administration of the estate of Raul Rodriguez, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representatives:
Luis A. Cruz
3422 Yale Circle
Riverview, Florida 33578
Yanet Rojas Jorge
4911 Reagan Avenue
Seffner, Florida 33584

Attorney for Personal Representatives:
RODOLFO SUAREZ, JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Estate
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 23, 30, 2026 26-04045H

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-005858
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY A. DANIELS A/K/A DOROTHY DANIELS F/K/A DOROTHY A. BUARD (KITTY), DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 22, 2026, and entered in 25-CA-005858 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and RS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY A. DANIELS A/K/A DOROTHY DANIELS F/K/A DOROTHY A. BUARD (KITTY), DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARMENT E. GIZZY BUARD, DECEASED; PERRY KEITH AUSTIN; POLETE BUARD IV; CHARLIE DANIELS III; LINDA TAMMY DANIELS; UNITED STATES OF AMERICA, 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 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11 AND THE WEST 26.8 FEET OF LOT 12 A.W CUSCADEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1202 E 15TH AVE, TAMPA, FL 33605

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 20 day of October, 2026.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-301006 - MiM
October 23, 30, 2026 26-04065H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003354
Divison Probate
IN RE: ESTATE OF JUNE NANCY REED a/k/a JUNE P. REED a/k/a JUNE PERONTO REED,
Deceased.

The administration of the estate of June Nancy Reed, also known as June P. Reed, also known as June Peronto Reed, deceased, whose date of death was February 3, 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.

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 23, 2026.

Signed on 09/02/2026.

Jennifer Leigh Reed
Personal Representative
230 Dennison Road
Lutz, Florida 33548

Jonathan P. Kinsella
Attorney for Personal Representative
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email: Jonathan@HKHelderlaw.com
Secondary Email:
staff2@HKHelderlaw.com
October 23, 30, 2026 26-03992H

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
FILE NUMBER: 26-CP-003345
DIVISION: A
IN RE: ESTATE OF THEODORE ALVIN THOMAS A/K/A THEODORE THOMAS
DECEASED

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Theodore Alvin Thomas a/k/a Theodore Thomas, deceased, file Number 26-CP-003345, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601; that the total cash value of the Estate is $10,461.90 and that the names and addresses of those to whom it has been assigned by such order are:

NAME AND ADDRESS
Annette Louise Claxton-Thomas
4806 Sevilla Shores Drive
Wimauma, FL 33606

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is October 23, 2026.

Person Giving Notice
Annette Louise Claxton-Thomas
4806 Sevilla Shores Drive
Wimauma, FL 33606

Attorney for Person Giving Notice
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
Florida Bar Number 265853
(813) 634-5566
October 23, 30, 2026 26-03995H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003935
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1,
Plaintiff, v.
BECKY S. PAIGE; UNKNOWN SPOUSE OF BECKY S. PAIGE; BARCLAYS BANK DELAWARE; HILLSBOROUGH COUNTY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure or Order dated October 13, 2026 entered in Civil Case No. 26-CA-003935 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, Plaintiff and BECKY S. PAIGE; BARCLAYS BANK DELAWARE; HILLSBOROUGH COUNTY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA and UNKNOWN TENANT #1 n/k/a CIERRA MILLER, 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 20, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:.

LOT 28, LESS THE NORTH 15 FEET, OF W.E. HAMNER'S 1ST ADDITION TO WONDERLAND ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE(S) 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THAT FLEETWOOD MOBILE HOME ID# GAFLIAFZ6079505
Property Address: 14824 24TH STREET N 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.

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/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 601141.000068
October 23, 30, 2026 26-04025H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002848
Division A
IN RE: ESTATE OF GLENN ERIC BUETTNER
Deceased.

The administration of the estate of Glenn Eric Buettner, deceased, whose date of death was May 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 23, 2026.

Personal Representative:
Dana Buettner
4711 Kelly Rd
Tampa, Florida 33615

Attorney for Personal Representative:
s/Sofia Herrera
Sofia Herrera, Esquire
Attorney
Florida Bar Number: 1069771
AWS LAW FIRM
2202 N. Westshore Blvd., Suite 200
Tampa, FL 33607
Telephone: (813) 922-5293
Fax: (877) 927-7639
E-Mail: service@awslaw.org
Secondary E-Mail: stacie@awslaw.org
October 23, 30, 2026 26-04040H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-003088
IN RE: ESTATE OF PENELOPE JANE SHAW
Deceased.

The administration of the Estate of PENELOPE JANE SHAW, deceased, who died on July 1, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Catherine Catlin, 800 E. Twiggs St. Tampa, Fl 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative
Angelique Smith
8753 Huntfield Street
Tampa, Florida 33635

Attorney for the Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
October 23, 30, 2026 26-04019H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003482
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
HEADSPACE PROPERTIES INC., et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 14, 2026 and entered in Case No. 26-CA-003482 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BRIGITTE MELHADO, HEADSPACE PROPERTIES INC., 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 January 11, 2027 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THAT PORTION OF LOT 34 AND LOT 35, BLOCK 13. DAVIS ISLANDS SOUTH PARK SECTION, AS RECORDED IN PLAT BOOK 10, PAGE 54, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 35; THENCE NORTH 26`50`13" WEST,A DISTANCE OF 18.28 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 26`50`13" WEST, A DUSTANCE OF 14.51 FEET; THENCE CONTINUE NORTH 26`51`22" EAST. A DISTANCE OF 89.28 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, RADIAL BEARING SOUTH 54`37`49" WEST; THENCE ALONG THE ARC OF THE SAID CURVE HAVING A CENTRAL ANGLE OF 01`23`55" A RADIUS OF 1019.35FEET CHORD BEARING SOUTH 34`40`13" EAST, A DISTANCE OF 24.88 FEET; THENCE SOUTH 63`22`15" WEST, A DISTANCE OF 92.13 FEET TO THE POINT OF BEGINNING
and commonly known as: 170 EAST DAVIS BOULEVARD, TAMPA, FL 33606 (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 23, 30, 2026 26-04020H

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-011571
MIDFIRST BANK
Plaintiff, v.
ANDRIA NICOLE WALKER; CORDELL DONALD WALTON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; NORTHGATE PROPERTY OWNERS ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 22, 2024, 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 19, BLOCK 1, NORTHGATE PHASE I, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 129, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 7615 SUNSHINE BRIDGE AVE, GIBSONTON, FL 33534-5694

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on November 17, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 15 day of 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
1000008813
October 23, 30, 2026 26-04026H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2024-CA-008382
DIVISION: L
PERPETUAL LOVE EQUITIES, LLC, a Delaware limited liability company
Plaintiff, vs.
SKMGT PROPERTIES (FLORIDA), LLC, a Delaware limited liability company; INTERNATIONAL CONSTRUCTION SOLUTIONS INC., a Florida corporation; and RYZEMD CORP., a Florida corporation,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Summary Judgment of Foreclosure dated September 28, 2026 (the "Judgment") entered in Civil Case No. 2024-CA-008382, in the Circuit Court in and for Hillsborough County, Florida, wherein PERPETUAL LOVE EQUITIES, LLC, is Plaintiff, and SKMGT PROPERTIES (FLORIDA), LLC; INTERNATIONAL CONSTRUCTION SOLUTIONS INC.; and RYZEMD CORP., are Defendants, Victor D. Crist, as the Clerk of Circuit Court & Comptroller, Hillsborough County (the "Clerk"), Florida, will offer for sale and sell to the highest and best bidder (as described below) for cash via electronic sale at www.hillsborough.realforeclose.com at 10:00 a.m. on November 4, 2026, in accordance with Chapter 45, Florida Statutes, the following described real property (collectively the "Property") set forth in said Judgment located in Hillsborough County, Florida:

Lots 8, 9, 10 and 11, Block 4, BUNGALOW CITY ADDITION, according to the map or plat thereof as recorded in Plat Book 8, Page 71, of the Public Records of Hillsborough County, Florida.
LESS AND EXCEPT: A portion of Lots 8, 9, 10 and 11, Block 4, BUNGALOW CITY ADDITION, according to the map or plat thereof as recorded in Plat Book 8, Page 71, of the Public Records of Hillsborough County, Florida, lying in Section 22, Township 29 South, Range 18 East, of said Hillsborough County (also being a portion of the lands described in Official Records Book 14315, Page 1168, of the Public Records of Hillsborough County), being more particularly described as follows: Begin at the intersection of the existing Easterly right-of-way line of MacDill Avenue (a 60.00 feet right-of-way as now established) with the existing Southerly right-of-way line of Cleveland Street (a 60.00 foot right-of-way as platted), said intersection being the Northwesterly corner of Lot 8, Block 4, BUNGALOW CITY ADDITION, as recorded in Plat Book 8, Page 71, of the Public Records of Hillsborough County, Florida, said corner also being the Northwesterly corner of lands described in Official Records Book 14315, Page 1168, of said public records of Hillsborough County; thence South 89°33'18" East, along said existing Southerly right-of-way line of Cleveland Street and along the Northerly line of said described lands and also along the Northerly line of said Lot 8, Block 4, a distance of 8.92 feet; thence South 14°17'09" West, departing said Southerly right-of-way line and said Northerly lines, a distance of 6.30 feet; thence South 02°59'45" West, a distance of 210.09 feet to the Southwesterly corner of Lot 11, said Block 4, BUNGALOW CITY ADDITION, said corner being on the existing Easterly right-of-way line of said MacDill Avenue; thence North 00°57'33" East, along the existing Easterly right-of-way line of said MacDill Avenue and along the Westerly line of said Block 4, BUNGALOW CITY ADDITION, a distance of 216.01 feet to the Point of Beginning.
(Hillsborough County Property Identification Number A-22-29-18-3O4-000004-00008.0)
Property address: 200 South MacDill Avenue, Tampa, Florida 33609

The "highest and best bidder" for purposes of this Notice of Sale is defined as the party who bids the largest amount of money to purchase the Property and who completes the sale in a timely fashion. The one who bids the largest amount of money to purchase the Property shall be permitted to complete the sale by delivering to the Clerk, the balance of final bid amount plus doc stamps and court registry fees no later than 12:00 PM ET, the next business day following the sale.

Said sale will be made pursuant to and in order to satisfy the terms of the Judgment.

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 ADA Coordinator, 800 E. Twiggs St., Room 605G, Tampa, Florida 33602, (813) 272-6330 or (813) 272-6123, at least 7 days before your scheduled court appearance, or immediately on 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 15, 2026

Respectfully submitted,
/s/ William C. Handle
JASON L. MARGOLIN, ESQ.
Florida Bar No. 69881
E-mail: jason.margolin@akerman.com
Secondary E-mail:
caren.deruiter@akerman.com
AKERMAN LLP
401 E. Jackson Street, Suite 1700
Tampa, FL 33602
Telephone: (813) 223-7333
Facsimile: (813) 223-2837
-and-
WILLIAM C. HANDLE, ESQ.
Florida Bar No. 1002425
E-mail: william.handle@akerman.com
Secondary E-mail:
kathie.merlo@akerman.com
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801
Telephone: (407) 423-4000
Facsimile: (407) 843-6610
Attorneys for Plaintiff Perpetual Love Equities, LLC
88902880;1
October 23, 30, 2026 26-04021H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-010373
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, v.
ARIAN ARIAS CASTILLA, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on November 30, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 13, Block 2, TOWN 'N COUNTRY PARK UNIT NO. 7, according to the map or plat thereof, as recorded in Plat Book 37, Page 36, of the Public Records of Hillsborough County, Florida.
Property Address: 5619 Gateway Drive, Tampa, FL 33615

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

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

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

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

SUBMITTED on this 20th day of October, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
October 23, 30, 2026 26-04057H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-010747
WELLS FARGO BANK, N.A.
Plaintiff, v.
MELISSA ANN MOORE; UNKNOWN SPOUSE OF MELISSA ANN MOORE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AMSCOT CORPORATION; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA
Defendants.

Notice is hereby given that, pursuant to the Consent Final Judgment of Foreclosure entered on July 27, 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 8, BLOCK 2, OF MAGDALENE SHORES ESTATES, UNIT #5, AS RECORDED IN PLAT BOOK 43, PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 13515 GREENLEAF DR, TAMPA, FL 33613-4124

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on November 18, 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 20 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
1000011211
October 23, 30, 2026 26-04059H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-000043
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
CHANTELL LYNETTE BELL, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 14, 2026 in Civil Case No. 26-CA-000043 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Chantell Lynette Bell, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 50 of Valri Park Phases 1 and 2, according to the plat thereof as recorded in Plat Book 136, Page(s) 167-172, 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
25-19514FL
October 23, 30, 2026 26-04017H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-015829
CITIMORTGAGE, INC.,
Plaintiff, vs.
ANGIE FERNANDEZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 23, 2026 in Civil Case No. 23-CA-015829 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein CITIMORTGAGE, INC. is Plaintiff and Angie Fernandez, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07657FL
October 23, 30, 2026 26-04015H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-006707
MOURER INVESTMENTS, LLC, a California Limited Liability Company, and GURJEET SINGH AND MALVINDER KAUR, TRUSTEES OF THE GURJEET SINGH AND MALVINDER KAUR TRUST, FORMED ON DECEMBER 12, 2019, AS TO 31.35% INTEREST;
Plaintiffs, v.
GLORIA E. MARTIN, an individual, and the CITY OF TAMPA;
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment and Final Default Judgment of Foreclosure dated September 29, 2026, and entered in Case No. 25-CA-006707, of the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell the property situated in Hillsborough County, Florida described as:

TRACT OF LAND DESCRIBED AS BEING 1178.88 FEET NORTH AND 161.8 FEET WEST OF THE SE CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN WEST 249.05 FEET, SOUTH 22 DEG 24 MIN WEST 130 FEET, EAST 298.45 FEET, NORTH 121.10 FEET TO THE POINT OF BEGINNING. INCLUDES ALL OR PARTS OF LOTS 3 TO 10, INCLUSIVE IN BLOCK 48 OF TERRACE PARK, UNIT #2 AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND OTHER UNSUBDIVIDED LANDS.
Property Address: 10215 Takomah Trail, Tampa, Florida 33617

to the highest and best bidder for cash, https://www.hillsborough.realforeclose.com at 10:00 a.m. on the 25th of November, 2026.

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 SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, 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,
/s/ Charles E. Stoecker
Charles E. Stoecker, Esq.
Fla. Bar No. 92560
HINSHAW & CULBERTSON LLP
100 South Ashley Drive, Suite 1310
Tampa, FL 33602
Primary Email:
cstoecker@hinshawlaw.com
Secondary:
bmarquez1084@hinshawlaw.com
Telephone: (813) 868-8881
Facsimile: (813) 436-8738
Counsel for Plaintiffs
99765\329227343.v1
October 23, 30, 2026 26-03985H

FIRST INSERTION

NOTICE OF 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-008234
U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V,
Plaintiff, v.
MARCI MADDRON, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated October 15, 2026, issued in and for Hillsborough County, Florida, in Case No. 25-CA-008234, wherein U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V is the Plaintiff, and MARCI MADDRON, ERIC PAUL MADDRON, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, LVNV FUNDING, LLC and MAGNOLIA GREEN HOMEOWNERS` 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 20, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 15, BLOCK J, MAGNOLIA GREEN - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 188, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 3515 San Moise Place, Plant City, FL 33567

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 19th 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/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
22-000039-2
October 23, 30, 2026 26-04036H

--- 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-009379
AMERIHOME MORTGAGE COMPANY, LLC;
Plaintiff, v.
TEDDIE GODWIN A/K/A TEDDIE LYNN GODWIN, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on October 11, 2026, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on November 9, 2026, the following described property:

Lot 6, Block 3, Wildewood Village Subdivision - Unit 1, according to the map or plat thereof, as recorded in Plat Book 62, Page 27, of the Public Records of Hillsborough County, Florida.
Property Address: 10114 CEDAR DUNE DR, TAMPA, FL 33624

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

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

Cody J. Liese
Cody J. Liese, Esq.
FL Bar #: 1002491
MARINOSCI LAW GROUP, P.C.
Attorneys for Plaintiff
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-04897
October 23, 30, 2026 26-04041H

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.: 2025-CA-007730
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
JAHNIYA C. DUNBAR, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 15, 2026, and entered in Case No. 2025-CA-007730 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. BANK NATIONAL ASSOCIATION, is the Plaintiff and Jahniya C. Dunbar, Riverwalk at Waterside Island Townhomes Homeowners Association, Inc, Housing Finance Authority of Hillsborough County, Florida, a Public Body Corporate and Politic of the State of Florida, Waterside Community Association, Inc, 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 16, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, BLOCK 19 OF RIVERWALK AT WATERSIDE ISLAND TOWNHOMES - PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 70-1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 4112 WATERSIDE ISLAND CT 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 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 15 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/ Robyn Sherer
Florida Bar # 1030716
Robyn Sherer, Esq.
IN/25-011126
October 23, 30, 2026 26-04030H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-001451
DIVISION: H
Truist Bank
Plaintiff, -vs.-
Nikolay Izmerli; Natalia Izmerli; West End II Townhomes Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-001451 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, Plaintiff and Nikolay Izmerli are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on November 12, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 17 OF WEST END TOWNHOMES 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 300, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
25-332526 FC01 SUT
October 23, 30, 2026 26-04052H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-001785
DIVISION: G
PNC Bank, National Association
Plaintiff, -vs.-
Ellen McMillion; Unknown Spouse of Ellen McMillion; PNC Bank, National Association; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-001785 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein PNC Bank, National Association, Plaintiff and Ellen McMillion are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on November 4, 2026, the following described property as set forth in said Final Judgment, to-wit:

THE SOUTH 286.09 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SE1/4 OF THE NW1/4, LESS THE SOUTH 25 FEET FOR ROAD RIGHT OF WAY; SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 18 FEET THEREOF.

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

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
25-332512 FC01 NCM
October 23, 30, 2026 26-04051H

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-000212
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,
Plaintiff, vs.
JENNA RUTLAND AND TAYLOR GRAHAM, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 28, 2026, and entered in 26-CA-000212 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is the Plaintiff and JENNA RUTLAND; TAYLOR GRAHAM 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 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16 & THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON SOUTH, SOUTH WILMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 11, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.
Property Address: 1512 W KIRBY 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 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 20 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
25-345614 - MaS
October 23, 30, 2026 26-04067H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 25-CA-012948
Freedom Mortgage Corporation,
Plaintiff, vs.
Porsche A. Bright, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-012948 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Porsche A. Bright; Pine Ridge at Oak Creek Townhomes Association, Inc.; Hometap Investment Partners III SPV, LLC 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 21st day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 23, OAK CREEK PARCEL 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 113, PAGE(S) 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-13-30-19-9BT-00023-0003

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 20th 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-F00015
October 23, 30, 2026 26-04058H

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-002262
PennyMac Loan Services, LLC,
Plaintiff, vs.
Alfredo Zayas Hodelin a/k/a Alfredo Hodelin, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-002262 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Alfredo Zayas Hodelin a/k/a Alfredo Hodelin; Sunnova SLA Management LLC; Ana Maria Mayor Rojas 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 15, BLOCK 1, LESS THE WEST 20 FEET, BLOOMINGDALE, SECTION "A", UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: 074748-5030

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 19th 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-F04415
October 23, 30, 2026 26-04054H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 26-CA-007277
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
MEGAN MCGREEVY A/K/A MEGAN A. MCGREEVY; EAGLE PALMS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MEGAN MCGREEVY A/K/A MEGAN A. MCGREEVY
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 12 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 83, EAGLE PALM PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGES 11 THROUGH 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY. FLORIDA.
PROPERTY ADDRESS: 9026 MOONLIT MEADOWS LOOP, 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 19 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
26-02864
October 23, 30, 2026 26-04053H

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-001839
MIDFIRST BANK,
Plaintiff, vs.
JOSE DELGADO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 23, 2026 in Civil Case No. 26-CA-001839 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Jose Delgado, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Tract 226; Begin at the Southeast corner of Section 35, Township 32 South, Range 19 East, HILLSBOROUGH County, Florida, thence South 89°22'48" West along South line of said Section 35, a distance of 333.02 feet, Thence North 15°25'16.4" East 396.84 feet, thence North 79°00'00" East 66 feet, thence Northwesterly 100.66 feet along arc of curve whose radius point lies South 79°00'00" West 383 feet, thence North 21°39'26" East 853.02 feet, thence North 30°15'02" East 1686.57 feet, thence North 30°00'00" East, 295.37 feet for a Point of Beginning, thence continue North 30°00'00" East 357 feet, thence North 60°00'00" West 608.64 feet, thence South 30°00'00" West 249.95 feet to a point of curvature of a curve to the right with a radius of 250 feet, thence 110.63 feet along the arc of said curve, thence South 60°00'00" East 632.72 feet to the Point of Beginning, all lying and being in Section 36, Township 32 South, Range 19 East, 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
25-15163FL
October 23, 30, 2026 26-04016H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-004987
DIVISION: H
Truist Bank
Plaintiff, -vs.-
Dakota Williams; Unknown Spouse of Dakota Williams; AMWCo (FL), LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-004987 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, Plaintiff and Dakota Williams are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on November 12, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 251 AND 252. REVISED PLAT OF OAK TERRACE, AND THE SOUTH 1/2 OF CLOSED ALLEY ABUTTING THEREON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
24-331418 FC01 SUT
October 23, 30, 2026 26-04050H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-006285
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC3,
Plaintiff, v.
JESUS F. HERNANDEZ, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on November 20, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

The North 210 feet of the East 210.00 feet of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4, and the South 25.50 feet of the East 210.00 feet of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 29 South, Range 21 East, of Hillsborough County, Florida. LESS the East 25.00 for road right-of-way.

Property Address: 3905 Turkey Creek Road, Plant City, FL 33567

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

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

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

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

SUBMITTED on this 15th day of October, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
October 23, 30, 2026 26-03986H

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-007353
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB7,
Plaintiff, vs.
DAVID LOWE A/K/A DAVID E. LOWE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 19, 2026, and entered in 25-CA-007353 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB7 is the Plaintiff and DAVID LOWE A/K/A DAVID E. LOWE; UNKNOWN SPOUSE OF DAVID LOWE A/K/A DAVID E. LOWE; NASSAU FINANCIAL FEDERAL CREDIT UNION; SOMERSET MASTER 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 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK A, SOMERSET TRACT B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 26, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3307 PINE TOP DR, VALRICO, FL 33594

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 20 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
25-311029 - MiM
October 23, 30, 2026 26-04066H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 26-CA-007687
ROCKET MORTGAGE, LLC,
PLAINTIFF, VS.
SOPHIA A. D. AIKEN, ET AL.
DEFENDANT(S).

To: Sophia A. D. Aiken
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
10542 Bay Hills Cir, Thonotosassa, FL 33592

To: Unknown spouse of Sophia A. D. Aiken A/K/A Sophia Aiken A/K/A Sophia Schweit
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
10542 Bay Hills Cir, Thonotosassa, FL 33592

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

Site No. 20 in Block 1 of Bay Hills Village, a CONDOMINIUM, and an appurtenant undivided interest in the common elements thereof, according to the Declaration of Condominium recorded in Official Records Book 4525, Page 342, of the Public Records of Hillsborough County, Florida, as amended by that certain Amendment to Declaration of Condominium recorded in Official Records 4611, Page 1224, Public Records of Hillsborough County, Florida and according to the plat thereof recorded in Condominium Plat Book 7, Pages 63-1 through 63-2, Public Records of Hillsborough County, Florida, as amended by that certain plat recorded in Condominium Plat Book 8, Page 4, Public Records of Hillsborough County, Florida; and further amended by instrument recorded July 24, 1989 in Official Records Book 5744, Page 1220, 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 Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11/11/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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

Date: OCT 06 2026

Victor D. Crist
Clerk of the Circuit Court
(SEAL) By: Patricia Rorer
Deputy Clerk of the Court
Tromberg, Miller, Morris & Partners, PLLC,
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Our Case #:
26-000655-FL/26-CA-007687/Rocket
October 23, 30, 2026 26-03981H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-007965
GENERAL CIVIL DIVISION: O
PAL'S REAL ESTATE HOLDINGS, LLC, a Connecticut limited liability company,
PLAINTIFF, v.
AKA DIGITAL & CREATIVE SERVICE, LLC, a dissolved Florida limited liability company, INDARDAI KAREN SEERAM, individually, ALBERT E. PODZUNAS, and PAULA PODZUNAS,
DEFENDANT(S).

NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Foreclosure and Judgment for Money damages dated September 10, 2026 and entered in Case No. 24-CA-7965 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida where PAL'S Real Estate Holdings, LLC , is the Plaintiff and AKA DIGITAL & CREATIVE SERVICE, LLC, a dissolved Florida limited liability company, INDARDAI KAREN SEERAM, individually, ALBERT E. PODZUNAS, and PAULA PODZUNAS is/are the Defendant(s). Victor D. Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on November 2, 2026 the following described collateral set forth in said Final Judgment to wit:

- Canon C810 Digital Press (Serial No. 3EL00619);
- Duplo Cutter, Model DC-618 (Serial No. 200352204);
- Folding Machine (Serial No. 191200988);
- Roland TrueVis VG3-540 (54") Printer/Cutter, including the Roland TU4-540 Roll Media Take-Up Unit and Roland VersaWorks 6 RIP Software;
- Roland TrueVis TR2 Ink Set (CMYKLcLmOrGr, 500ml each) and Roland TrueVis TR2 Cleaning Cartridge;
- Drytac Media Package (four 54" x 25' rolls: ReTac Smooth 150 Matte, SpotOn White Matte, Polar Premium Air Gloss PB, and Polar Grip);
- Keencut Evolution3 BenchTop 160-64" Cutter, including 100 Graphik Blades and a Double Graphik tool head (mounted);
- together with all related installation, training, and freight components described in the UCC-1 Financing Statement and Security Agreement of record.

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure 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.

WITNESS my hand and seal of said Court on the day of 10/14/2026

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: CATHERINE CASTILLO
Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-22866FL
October 23, 30, 2026 26-03982H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-007731
NEWREZ LLC,
Plaintiff, vs.
CHRISTOPHER WAYNE BADERTSCHER, et al.,
Defendant.

To: CHRISTOPHER WAYNE BADERTSCHER
16321 BRIDGEGLADE LN, LITHIA, FL 33547
JENNIFER ANN BADERTSCHER
16321 BRIDGEGLADE LN, LITHIA, FL 33547
UNKNOWN TENANT IN POSSESSION 1
16321 BRIDGEGLADE LN, LITHIA, FL 33547
UNKNOWN TENANT IN POSSESSION 2
16321 BRIDGEGLADE LN, LITHIA, FL 33547
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 39, BLOCK 79, FISHHAWK RANCH PHASE 2 PARCEL "DD-1B/DD-2/EE-2", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 97, PAGES 91 THROUGH 104, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF LOT 39, BLOCK 79, OF FISHHAWK RANGE PHASE 2 PARCEL "DD-1B/DD-2/EE-2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 91 THROUGH 104, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY MOST CORNER OF SAID LOT 39, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 39, NORTHEASTERLY 0.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,575.00 FEET AND A CENTRAL ANGEL OF 00 DEGREES, 00 MINUTES, 12 SECONDS (CHORD BEARING NORTH 32 DEGREES, 39 MINUTES, 03 SECONDS EAST, 0.15 FEET) THENCE ALONG A LINE LYING 0.15 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY BOUNDARY OF SAID LOT 39, ALSO BEING 50.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY BOUNDARY OF SAID LOT 39; SOUTH 57 DEGREES, 54 MINUTES, 00 SECONDS EAST, 116.00 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID LOT 39; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY SOUTH 33 DEGREES, 46 MINUTES, 36 SECONDS WEST, 0.15 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 39; THENCE ALONG THE AFORESAID SOUTHWESTERLY BOUNDARY OF LOT 39, NORTH 57 DEGREES, 54 MINUTES, 00 SECONDS WEST, 116.00 FEET TO THE POINT OF BEGINNING.

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 November 19th, 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.

Dated in Pinellas County, Florida, on October 19, 2026.

Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
October 23, 30, 2026 26-04038H

OFFICIAL COURTHOUSE WEBSITES

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

--- ACTIONS ---

FIRST INSERTION

NOTICE OF HEARING
(Conducted by Zoom Meeting)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-001121
DIVISION: F
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD
TO: Mischa Glenne Howell
Birth mother of the male child born on June 19, 2015,
to Mischa Glenne Howell
Current Residence Address: Unknown
Last Known Residence Address: 209 Oregon Street, Kingsland, TX 78639

YOU WILL PLEASE TAKE NOTICE that the Petition for Adoption of Relative and Termination of Parental Rights will be called up for hearing before the Honorable Wesley D. Tibbals, Judge of the above-styled Court, George E. Edgecomb Courthouse, Courtroom 410, 800 East Twiggs Street, Tampa, Florida, on Thursday, December 17, 2026 at 3:00 p.m., or as soon thereafter as counsel may be heard. Time reserved: 15 minutes, please govern yourself accordingly.

Pursuant to the Court's discretion, this hearing will be conducted by Zoom Meeting. The Court's Zoom link is https://fljud13-org.zoom.us/j/8525287490; Meeting ID: 852 528 7490.

UNDER SECTIONS 63.087 AND 63.089, FLORIDA STATUTES, FAILURE TO PERSONALLY APPEAR AT THIS HEARING SCHEDULED ON THE PETITION TO TERMINATE PARENTAL RIGHTS CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

Pursuant to Americans With Disabilities Act, persons in need of special accommodations to take part in this proceeding must call the A.D.A. coordinator at 813/272-7040 or 1/800-955-8771 (Florida Relay Service) not later than 7 days prior to the hearing date.

This hearing has not been cleared with the opposing party's calendar because this is service of process via publication.

Erica Healey, Esquire
Florida Bar No. 0086586
TATE HEALEY WEBSTER
418 West Platt Street, Suite B
Tampa, Florida 33606
(813) 258-3355
Primary: erica@thw.law
Secondary: erin@thw.law
Attorneys for Petitioners
cc: Honorable Wesley D. Tibbals, Circuit Judge
Oct. 23, 30; Nov. 6, 13, 2026 26-04060H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-002540
IN RE: ESTATE OF JEROME FLOWERS,
Decedent,

TO: ALL UNKNOWN HEIRS OF JEROME FLOWERS, DECEASED, INCLUDING ANY UNKNOWN CHILDREN OR OTHER DESCENDANTS. RESIDENCES AND ADDRESSES UNKNOWN

YOU ARE NOTIFIED that a Petition for Summary Administration and Petition to Determine Homestead Status have been filed in this estate proceeding, seeking administration of the estate and a determination of the protected homestead status of the following property and the persons entitled to it:

Lot 29, Block 1, SUMMERFIELD VILLAGE 1, TRACT 38, according to the Map or Plat thereof, as recorded in Plat Book 94, Page(s) 23-1 through 23-5, inclusive, of the Public Records of Hillsborough County, Florida.
Parcel ID: 077687-7958
Property Address: 11707 Brentford Drive, Riverview, FL 33578

and you are required to serve a copy of your written defenses, if any, to it on Eric J. Hall, Esq., the Petitioner's attorney, whose address is 2114 W. Columbus Dr., Tampa, FL 33607, on or before November 26, 2026, and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter. Failure to timely respond may result in entry of an order granting the relief requested in the petitions without further notice.

This notice will be published once a week for four consecutive weeks in the Business Observer.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in 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.

Date: 10/19/2026
Victor D. Crist
As Clerk of the Court
By: RYAN MARSH (SEAL)
As Deputy Clerk
Oct. 23, 30; Nov. 6, 13, 2026 26-04035H

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 26-DR-011748
Division: D
IN RE: THE MARRIAGE OF XENA DORIS GOODING,
Petitioner/Wife,
and
CARLOS GEOVANNY ROBLES BLANDON,
Respondent/Husband.
TO: CARLOS GEOVANNY ROBLES BLANDON

YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage by Publication has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before 11/4/2026; otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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 of striking of pleadings.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in 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 four consecutive weeks in the BUSINESS OBSERVER.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on 9/29/2026
Clerk Name: Victor Crist
As clerk, Circuit Court
Hillsborough County, Florida
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Attorney for Petitioner:
Pablo Morla, Esq.
Morla Law Group, P.A.
3621 W. Kennedy Blvd.
Tampa, Florida 33609
Oct. 23, 30; Nov. 6, 13, 2026 26-04061H

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-006919
Freedom Mortgage Corporation
Plaintiff, vs.
Alexis O. Lopez Gonzalez a/k/a Alexis O. Lopez a/k/a Alexis Lopez Gonzalez; Anabel Liso a/k/a Anabel Liso Cespedes; Coastal Community Bank
Defendants.
TO: Alexis O. Lopez Gonzalez a/k/a Alexis O. Lopez a/k/a Alexis Lopez Gonzalez
Last Known Address: 9607 Ripley Rd., Thonotosassa, FL 33592
TO: Anabel Liso a/k/a Anabel Liso Cespedes
Last Known Address: 5202 Chilkoot St., Temple Terrace, FL 33617

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

LOT(S) 25 AND 26, BLOCK 156, REVISED PLAT OF TERRACE PARK UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 11/24/2026, 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 19 2026.
Victor D. Crist
As Clerk of the Court
(SEAL) By Patricia Rorer
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F02532
October 23, 30, 2026 26-04068H

FIRST INSERTION

NOTICE OF ACTION
MORTGAGE FORECLOSURE
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 292026CA002303A001HC
WELLS FARGO BANK, NATIONAL ASSOCIATIONS, AT TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-AC2, ASSET-BACKED CERTIFICATES, SERIES 2007-AC2,
Plaintiff, -vs-
UNKNOWN HEIRS OF THE ESTATE OF SANDRA LOCKETT, et al,
Defendants.
TO: KRISTOPHER MAURICE LOCKETT, AS POTENTIAL HEIR TO THE ESTATE OF SANDRA LOCKETT
6301 SOUTH CHURCH AVE
TAMPA, FL 33616

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

Lot 1 and the North 47 feet of Lot 2, Block 4 of Sunset Addition InterBay, according to the map or plat thereof, as recorded in Plat Book 10, Page 13, 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 Michael N. Hosford, Esquire, of Weitz & Schwartz, P. A., Plaintiffs' Attorney, whose address is: 1000 Corporate Drive, Suite 320, Fort Lauderdale, FL 33334, on or before 11/24/2026, which is within 30 days of the first publication hereof, 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 Mortgage Foreclosure 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 OCT 19 2026.
VICTOR D. CRIST,
CIRCUIT AND COUNTY COURTS
(SEAL) BY: Patricia Rorer
Deputy Clerk

Michael N. Hosford, Esquire,
Weitz & Schwartz, P. A.,
Plaintiffs' Attorney,
1000 Corporate Drive, Suite 320,
Fort Lauderdale, FL 33334
October 23, 30, 2026 26-04070H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-007385 DIV O
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
MARTHA TREJO, et al.,
Defendants.
TO: Roberto R. Trejo
2022 Berry Road
Plant City, FL 33567
Roberto R. Trejo
905 W. Mclendon St.
Plant City, FL 33563
Roberto R. Trejo
4207 Thonotosassa Rd.
Plant City, FL 33565
Roberto R. Trejo
10075 W. Highway 98
Pensacola, FL 32506

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

Lot 14 of BERRY ROAD ESTATES, according to the plat thereof as recorded in Plat Book 100, Pages 238 and 239, in 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 8 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 23, 30, 2026 26-04043H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-008456
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
SHAVONNE ALLEN, et al.,
Defendants.
TO: UNKNOWN SPOUSE OF SHAVONNE ALLEN
8926 RED BEECHWOOD CT, RIVERVIEW, FL 33578

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

LOT 2, BLOCK 44, OF OAK CREEK PARCEL 2 UNIT 2B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 259, 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 November 19th, 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 October 14, 2026
VICTOR CRIST
As Clerk of the Court
(SEAL) By CATHERINE CASTILLO
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-03262
October 23, 30, 2026 26-04010H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: C
CASE NO.: 26-CA-008696
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RALPH A. STILL A/K/A RALPH STILL, et al.,
Defendants.
TO: UNKNOWN SPOUSE OF CARMEN Y STILL
1637 CROSSRIDGE DRIVE, BRANDON, FL 33510

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

LOT 1, BLOCK 5, LAKEVIEW VILLAGE SECTION K, UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 58, 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 November 19th, 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 10/14/2026
VICTOR CRIST
As Clerk of the Court
(SEAL) By CATHERINE CASTILLO
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-02469
October 23, 30, 2026 26-04011H

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. 25-CA-007885
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
CHARLES P. CRAWFORD. et. al.
Defendant(s),
TO: MARY ANN CRAWFORD,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 59, BLOCK 9, GOLFWOOD ESTATES UNIT 10, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK, 43 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 11/19/2026/ (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 14 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
25-327629
October 23, 30, 2026 26-03980H

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Business Observer
69747N

--- 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-008484
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW SERIES I TRUST,
Plaintiff, v.
DIANE L. MORTON, et al,
Defendant(s).

To the following Defendant(s):
DIANE L. MORTON
(Last Known Address: 8810 Bay Pointe Drive Unit 110B, Tampa, FL 33615)
UNKNOWN SPOUSE OF DIANE L. MORTON
(Last Known Address: 8810 Bay Pointe Drive Unit 110B, Tampa, FL 33615)
UNKNOWN TENANT #1
(Last Known Address: 8810 Bay Pointe Drive Unit 110B, Tampa, FL 33615)
UNKNOWN TENANT #2
(Last Known Address: 8810 Bay Pointe Drive Unit 110B, Tampa, FL 33615)

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

ALL THAT CERTAIN UNIT IN HILLSBOROUGH COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN OR BOOK 6824, PAGE 861, ID# 011987.2060, BEING KNOWN AND DESIGNATED AS APARTMENT NO. B-110, BAY POINTE CONDOMINIUM, FILED IN OR BOOK 3101, PAGE 1382.
TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS PERTAINING THERETO
BY FEE SIMPLE DEED FROM ZENITH A. MORGAN-HALE F/K/A ZENITH A. MORGAN, JOINED BY HER HUSBAND, WILLIAM HALE AS SET FORTH IN OR BOOK 6824, PAGE 861 DATED 12/08/1992 AND RECORDED 12/15/1992, HILLSBOROUGH COUNTY RECORDS, STATE OF FLORIDA.
PROPERTY ADDRESS: 8810 BAY POINTE DR UNIT 110B, TAMPA, FL 33615

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 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 23, 30, 2026 26-04055H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-007797
DATA MORTGAGE INC., DBA ESSEX MORTGAGE,
Plaintiff, vs.
TEMIKA RODRIQUEZ; UNKNOWN SPOUSE OF TEMIKA RODRIQUEZ; SERENITY C. RATCLIFF A/K/A SERENITY RATCLIFF; UNKNOWN SPOUSE OF SERENITY C. RATCLIFF A/KA/ SERENITY RATCLIFF; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR OPEN MORTGAGE, LLC; SOMERSET MASTER ASSOCIATION, INC.; KINGS MILL TOWNHOME OWNERS 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
231 CASTLEKEEPER PLACE
VALRICO, FLORIDA 33594

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):
TEMIKA RODRIQUEZ
(LAST KNOWN ADDRESS)
231 CASTLEKEEPER PLACE
VALRICO, FLORIDA 33594
UNKNOWN SPOUSE OF TEMIKA RODRIQUEZ
(LAST KNOWN ADDRESS)
231 CASTLEKEEPER PLACE
VALRICO, FLORIDA 33594

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

LOT 8, BLOCK 10 OF KINGS MILL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 195, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 231 CASTLEKEEPER PLACE, VALRICO, FLORIDA 33594

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before November 23, 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 October 17, 2026

VICTOR CRIST
As Clerk of the Court
(SEAL) By CATHERINE CASTILLO
As Deputy Clerk
CASE NUMBER: 26-CA-007797

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.: 25-01993 ESX
October 23, 30, 2026 26-04037H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-CA-013189
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, -vs-
KHADIJA ORTHEYA MORRIS, UNKNOWN SPOUSE OF KHADIJA ORTHEYA MORRIS, BRENTON JEREL RICHARDSON, UNKNOWN SPOUSE OF BRENTON JEREL RICHARDSON, UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT 1 AND UNKNOWN TENANT 2,
Defendant(s)

TO: KHADIJA ORTHEYA MORRIS
10736 CARLOWAY HILLS DR.
WIMAUMA, FL 33598
UNKNOWN SPOUSE OF KHADIJA ORTHEYA MORRIS
10736 CARLOWAY HILLS DR.
WIMAUMA, FL 33598
UNKNOWN SPOUSE OF BRENTON JEREL RICHARDSON
10736 CARLOWAY HILLS DR
WIMAUMA, FL 33598

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

LOT 17, BLOCK 10, AYERSWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE(S) 166 THROUGH 212, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 10736 Carloway Hills Drive, Wimauma, FL 33598

The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 2025CA013189; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Khadija Ortheya Morris. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before 11/23/2026, 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.

Dated the day of OCT 16 2026

VICTOR D. CRIST
Clerk of the Circuit Court and Comptroller
(SEAL) By: Patricia Rorer
As Deputy Clerk

Mehwish Yousuf, Esq.,
Quintairos, Prieto, Wood & Boyer, P.A.
2400 E. Commercial Blvd.,
Ste. 520
Fort Lauderdale, FL 33308
Matter No.: FL-010626-25
October 23, 30, 2026 26-04047H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 26-CA-006861
ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION,
PLAINTIFF, VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF GRACE M. FRIEDLEY A/K/A GRACE MARGARET FRIEDLEY (DECEASED), ET AL.
DEFENDANT(S).

To: UNKNOWN SPOUSE OF GRACE M. FRIEDLEY A/K/A GRACE MARGARET FRIEDLEY (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 3702 West Griflow Street, Tampa, FL 33629
To: THE UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF GEORGE MCRACE FRIEDLEY (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 3702 West Griflow Street, Tampa, FL 33629
To: THE UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF ROBERT EDWARD FRIEDLEY (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 3702 West Griflow Street, Tampa, FL 33629
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF GRACE M. FRIEDLEY A/K/A GRACE MARGARET FRIEDLEY (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 3702 West Griflow Street, Tampa, FL 33629

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

LOT 6, BLOCK 2, GRIFLOW PARK SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 74, 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 Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11/16/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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

Date: OCT 09 2026

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

Tromberg, Miller, Morris & Partners, PLLC,
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Our Case #:
26-000991-FL/26-CA-006861/ PHH
October 23, 30, 2026 26-04056H

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

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND 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

SECOND 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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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-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

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-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

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-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 ---

SECOND 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

SECOND INSERTION

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

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

SECOND 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

SECOND INSERTION

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

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-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

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-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

SECOND 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

SECOND INSERTION

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

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

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-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

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. 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

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-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

SECOND INSERTION

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

SECOND INSERTION

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

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-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

SECOND 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

--- ESTATE / PUBLIC NOTICES ---

SECOND 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

SECOND 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

SECOND 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



SECOND 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 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

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-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

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

SECOND 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

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. 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

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.: 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

THIRD 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 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

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-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

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2026 and times indicated below, at www.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

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
LV10239
Business Observer

SECOND 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

--- SALES / ACTIONS ---

SECOND INSERTION

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

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.: 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

SECOND INSERTION

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

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-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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 26-CA-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

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-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

--- SALES / 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-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
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 16, 23, 2026 26-03891H

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-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

THIRD 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 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

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. 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

SECOND 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 CIRCUIT
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

SECOND INSERTION

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

--- 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-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

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-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

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-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

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-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

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-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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 26-CA-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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CA-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

SECOND 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

SECOND 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

Choices and Solutions

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

BY **MILTON & ROSE FRIEDMAN**

Most of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.



THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.

STEPS TO FIX ENTITLEMENTS

- **Enact a "negative income tax."**
- **Wind down Social Security**

> **Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."**

To simplify the discussion, let us use the simpler British term of "personal allowances" to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to $7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of $3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been $1,000, the subsidy would have gone down to $3,100, and total income up to $4,100. In effect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached $7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

l. Repeal immediately the payroll tax.

2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.

3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.

4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.

5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.

6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds.

This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program induding elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the "Family Assistance Plan."

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on "The Impossibility of Radical Welfare Reform":

> "All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.
>
> "The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.
>
> "The third is the additional cost to the taxpayers.
>
> "To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time."

The conflict arises from the content given to "decent," to "strong" and to "reasonable," but especially to "decent." If a "decent" level of support means that few if any current recipients are to receive less from the reformed program than they now do from the col1ection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how "strong" and "reasonable" are interpreted.

Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of $7,200, a subsidy rate of 50%, which means a payment of $3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, "The typical welfare family of four in the United States now [early 1978] qualifies for about $6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from $7,000 to $12,000 and more."

Even the $6,000 "typical" figure requires a subsidy rate of 83.3% if the break-even point is kept at $7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: "There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time."

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.