

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 Handled Better located at 4501 Cameron Rd in the City of Plant City, Hillsborough, FL 33567 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of October, 2026 Kathy Slinkard October 30, 202626-04078H

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tampa Palms Dental Health located at 15303 Amberly Drive, Suite D 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 21st day of October, 2026 DENTAL GROUP ASSOCIATES OF FLORIDA, P.A. October 30, 202626-04074H

FIRST INSERTION
FICTITIOUS NAME NOTICE
NOTICE IS HEREBY GIVEN that Bethesda Fountain ALF, LLC; Bethesda View ALF, LLC; and Bethesda Oaks ALF, LLC, desiring to engage in business under the fictitious name “Bethesda Assisted Living of Plant City,” located at 1307 Baker Street, Plant City, Florida 33563, in Hillsborough County, intend to register that name with the Division of Corporations, Florida Department of State. October 30, 202626-04123H

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 Booth & Company Investment Bankers located at 17777 N Scottsdale Rd Apt 2073, in the County of Hillsborough, in the City of Scottsdale, Florida 85255 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Scottsdale, Florida, this 27th day of October, 2026. A. BOOTH & COMPANY LLC October 30, 202626-04154H

FIRST INSERTION
NOTICE OF MEETINGS
BELMONT COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE MEETING AND REGULAR
BOARD OF SUPERVISORS MEETING

The Belmont Community Development District Audit Committee will meet on Wednesday, November 18, 2026, at 10:00 a.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Belmont Community Development District.

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

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

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

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

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
October 30, 202626-04084H

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 Raising a Baller located at 7324 W. Comanche Ave 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 22nd day of October, 2026 Bean Hop Consulting, LLC October 30, 202626-04094H

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 Gold Coast Automobile Enterprise located at 3030 N. ROCKY POINT DRIVE W SUITE 150 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 22nd day of October, 2026 B BROOKS AND ASSOCIATES LLC October 30, 202626-04079H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that DANIEL MONZON-AGUIRRE, MAEGAN MONZON, OWNERS, desiring to engage in business under the fictitious name of SHERWOOD AUDITORS located at 7901 4TH STREET N SUITE 300, ST. PETERSBURG, FLORIDA 33702 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 30, 202626-04149H

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 Destination Smile located at 16654 N Dale Mabry Hwy Ste 1030 in the City of Tampa, County of Hillsborough, Florida 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of October, 2026. SUNCOAST DENTAL PARTNERS PLLC Mark J. Greenwald, DDS, Manager October 30, 202626-04157H

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 LIVPALM PUBLISHING located at 14815 North Rome Avenue in the City of Tampa, Hillsborough, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of October, 2026 Ludwing Villamizar October 30, 202626-04103H

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Brandon Dispatch located at 110 Lithia Pinecrest Rd, Suite C PMB 1186 in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of October, 2026 LATESHIFT LLC October 30, 202626-04116H

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 Sweet Yaad located at 2106 Via Cortona St in the City of Plant City, Hillsborough, FL 33566 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of October, 2026 CrossNation Ventures LLC October 30, 202626-04109H

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 Enlow & Vance Dental Partners located at 16654 N Dale Mabry Hwy Ste 1030 in the City of Tampa, County of Hillsborough, Florida 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of October, 2026. SUNCOAST DENTAL PARTNERS PLLC Mark J. Greenwald, DDS, Manager October 30, 202626-04158H

FIRST INSERTION
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING

Notice is hereby given that the Board of Supervisors (the “Board”) of the Hidden Creek Community Development District (the “District”) will hold a meeting on **November 9, 2026, at 6:30 p.m.** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 (“District Manager’s Office”).

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

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager’s Office at (813) 344-4844 or at aferguson@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager’s Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Amanda Ferguson, District Manager
October 30, 202626-04106H

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 CommsOpen located at 3928 Wild Senna Blvd in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of October, 2026 BEYOND STUDIOS US LLC October 30, 202626-04104H

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 Sessionata located at 619 Island Place Way in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of October, 2026 Widaflow LLC Mark Freydl, Authorized Member October 30, 202626-04117H

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 REALIFE REAL ESTATE located at 8909 Regents Park Dr. #420 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 23rd day of October, 2026 Realife Real Estate & Wellness, LLC October 30, 202626-04114H

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 Notaries at Night located at 11016 SAILBROOKE DRIVE in the City of Riverview, Hillsborough, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of October, 2026 SOVEREIGN OPERATIONS AND STRATEGY, LLC Joe T Butler, Member October 30, 202626-04115H

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 Chi Tree Botanicals located at 3612 Cork Rd Apt. A in the City of Plant City, Hillsborough, FL 33565 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of October, 2026 Chi Sun Holistic Healing LLC October 30, 202626-04107H

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 EKC Creations located at 2603 Early Dawn Court in the City of Valrico, Hillsborough, FL 33594 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of October, 2026 The Organized Perfectionist, LLC Erin Collins October 30, 202626-04118H

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 Dark Lion Home Team located at 3407 Sunrise Villas CT N in the City of Tampa, Hillsborough, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of October, 2026 Ignacio L. Prieto Leon, LLC October 30, 202626-04147H

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 PACS DESK located at 3302 McFarland Rd in the City of Tampa, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of October, 2026 VAM Labs LLC Jorge Armando Valdez, Authorized Member October 30, 202626-04148H

FIRST INSERTION
NOTICE OF MEETINGS
PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Park East Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 2:00 p.m. at Hyde House Public Studio, Bayshore Boardroom, 1646 W. Snow Avenue, Tampa, FL 33606 on the first Thursday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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

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

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

Jason Greenwood, District Manager
Park East Community Development District
October 30, 202626-04132H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF MEETINGS

BERRY BAY

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Berry Bay Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 2:00 p.m. at Hyde House Public Studio, Bayshore Boardroom, 1646 W. Snow Avenue, Tampa, FL 33606 on the first Thursday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that 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.

Jason Greenwood, District Manager
Berry Bay Community Development District

October 30, 202626-04127H

FIRST INSERTION

NOTICE OF MEETINGS

BALM GROVE

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Balm Grove Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 2:00 p.m. at Hyde House Public Studio, Bayshore Boardroom, 1646 W. Snow Avenue, Tampa, FL 33606 on the first Thursday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that 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.

Jason Greenwood, District Manager
Balm Grove Community Development District

October 30, 202626-04130H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS'

The Board of Supervisors (the "Board") of the **Encore Community Development District** (the "District") will hold the regular meeting of the Board of Supervisors on **November 12, 2026, at 1:30 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602.** The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District
Rachel Welborn, District Manager

October 30, 202626-04155H

FIRST INSERTION

NOTICE OF MEETINGS

BERRY BAY II

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Berry Bay II Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 2:00 p.m. at Hyde House Public Studio, Bayshore Boardroom, 1646 W. Snow Avenue, Tampa, FL 33606 on the first Thursday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that 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.

Jason Greenwood, District Manager
Berry Bay II Community Development District

October 30, 202626-04128H

FIRST INSERTION

NOTICE OF MEETINGS

K-BAR RANCH III

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **K-Bar Ranch III Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 2:00 p.m. at Hyde House Public Studio, Bayshore Boardroom, 1646 W. Snow Avenue, Tampa, FL 33606 on the first Thursday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that 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.

Jason Greenwood, District Manager
K-Bar Ranch III Community Development District

October 30, 202626-04131H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE

LAND RESERVE STEWARDSHIP DISTRICT'

In accordance with Chapter 120, Florida Statutes, and Chapter 2026-212 Laws of Florida, the Land Reserve Stewardship District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule number is: **2027-01.**

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with Florida law. The specific grant of rulemaking authority for the adoption of the proposed Rules of Procedure includes Chapter 2026-212(6)(6)(e), (6)(6)(q) and (6)(20), Laws of Florida. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes, and Chapter 2026-212(5), (6)(1)-(4), (6)(6)(c), (6)(6)(e), (6)(6)(q), (6)(19), (6)(20), Laws of Florida.

A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager c/o PFM Management Services, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5900.

Vivian Carvalho, District Manager
Land Reserve Stewardship District

October 30, 202626-04072H

FIRST INSERTION

NOTICE OF MEETINGS

BERRY BAY III

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Berry Bay III Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 2:00 p.m. at Hyde House Public Studio, Bayshore Boardroom, 1646 W. Snow Avenue, Tampa, FL 33606 on the first Thursday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that 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.

Jason Greenwood, District Manager
Berry Bay III Community Development District

October 30, 202626-04129H

FIRST INSERTION

NOTICE OF MEETINGS

TWO RIVERS SOUTH

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Two Rivers South Community Development District** will hold their meetings for the remainder of **Fiscal Year 2027 at 2:00 p.m. at Hyde House Public Studio, Bayshore Boardroom, 1646 W. Snow Avenue, Tampa, FL 33606 on the first Thursday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that 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.

Jason Greenwood, District Manager
Two Rivers South Community Development District

October 30, 202626-04133H

FIRST INSERTION

ADVERTISEMENT OF PUBLIC SALE OF GOODS

TO SATISFY WAREHOUSEMAN'S LIEN

Notice is hereby given that Ace Stevedoring, Inc. ("Warehouseman"), pursuant to Florida Statutes Section 677.210, will sell at public sale the goods described below to satisfy a warehouseman's lien for storage, handling, and other charges.

The goods subject to this statutory lien are described as follows:

- GAOU6384136 (40' High Cube WWT Container)
- PONU8119202 (40' High Cube WWT Container)
- EITU1345931 (40' High Cube WWT Container)
- MSKU8542739 (40' High Cube WWT Container)
- 6641630 (40' High Cube WWT Container)
- 7023793 (40' High Cube WWT Container)
- 8786982 (40' High Cube WWT Container)
- GAOU6384619 (40' High Cube WWT Container)
- BSIU9890094 (40' High Cube WWT Container)
- 9596365 (40' High Cube WWT Container)

Total unit count: Ten (10) 40' High Cube Wind & Watertight Containers.

Party Liable
The goods to be sold are held by Warehouseman in the account of Mobile Mod.

Public Sale Details	
Information	Details
Scheduled Date of Sale	Nov 16, 2026
Sale Location	ASI 3 Commercial Equipment Auctions, 13506 Prestige Pl, Tampa, FL 33635
Depot Facility	Ace Stevedoring, Inc., 4900 South 12th Ave, Tampa, FL 33619
Authorized Contact	Zane Sellers, Director of Operations & FSO
Contact Phone	(619) 268-1694

October 30, 2026

26-04144H

--- PUBLIC NOTICES ---

FIRST INSERTION

PALM BAY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors (“Board”) of the Palm Bay Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2027 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677 on the following dates:
November 12, 2026
January 14, 2027
April 8, 2027
July 8, 2027
The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website, https://palmbaycdd.net/. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
October 30, 2026

26-04113H

FIRST INSERTION

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

The Board of Supervisors (the “Board”) of the Triple Creek Community Development District (the “District”) will hold a regular meeting of the Board of Supervisors on November 17, 2026, at 6:00 p.m. at, located at the Hammock Club, 13013 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it. The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the fmeeting. A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours. Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office. Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Triple Creek Community Development District
Matt O’Nolan
District Manager

October 30, 2026

26-04112H

FIRST INSERTION

SHORTLIST MEETING NOTICE
RFP #25-17 (Elevator and Escalator Replacement, Raymond James Stadium)

Shortlist Meeting Will Be Held On
Tuesday, November 10, 2026 at 10am
at Raymond James Stadium
Security Entrance B/C
off Himes Avenue

Contact djones@tampasportsauthority.com with questions.
October 30, 2026

26-04098H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF
PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Thursday November 19, 2026 at 10:00 AM. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:
Location 1: **US Storage Centers - Tampa**, phone **(813) 750-0354**, located at **1108 Skipper Rd , Tampa, FL, 33613**

U0007 - Andre Saintlouis
R0011 - Nathanael De La Cruz
M0020 - Liza Rebecca Brooks
I0017 - Robin Banitta Williams
H0024 - Escarllyn Suero Mingo
W0027 - Cynthia Dejesus
L0023 - Eric Wynn Gallmon Jr
C0023 - Carmella Deanna Bailey
M0003 - Valerie Anne Lewellen
B0004 - Esote'rica Xavieria Arnold

Location 2: US Storage Centers - Tampa - Hillsborough, phone **(813) 845-0838**, located at **2119 W Hillsborough Ave, Tampa, FL, 33603**
2181 - Michael Salgado
E520 - Jeremy Tomlinson
3134 - Craig Anthony Brandon
D137 - Shanell Keefer
E123 - Shanell Keefer
3136 - Curtis Howell
2131 - Marie Augustin
2106 - Danielle Olivieri
3074 - Juan Martorano
D136 - Michael Wallace

Oct 30; Nov. 6, 2026

26-04097H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 11/23/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.
NAME: CACHIMBA BODYSHOP LLC 2C4RC1DG9MR516350 2021 CHRY 8255.00 / 5YFB4MDE4SP296191 2025 TOYT 10930.00 / KMHLM4DG8SU075360 2025 HYUN 11786.00 TEL: 813-697-1791 MV: MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614 / NAME: TAMPA TRUCK PROS LLC JTDEAMDE9MJ024085 2021 TOYT 11089.35 TEL: 813-697-1791 MV: MV113977 LOCATION: 6901 E BROADWAY AVE, TAMPA, FL 33619 / NAME: FAST SERVICES FLORIDA LLC 3MVDMBCL0NM454243 2022 MAZD 11987.54 TEL: 813-697-1791 MV: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/ NAME: ELITE AUTO NORTH FLORIDA (DBA) NORTH TAMPA WHOLESALE LLC 1GKS2GK6JR212213 2018 GMC 8088.89 TEL: 813-697-1791 MV: MV111599 LOCATION: 13950 N FLORIDA AVE, TAMPA, FL 33613/ 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 30, 2026

26-04099H

FIRST INSERTION

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING ON A PROPOSED FEE FOR
DRIVEWAY PAVER REQUESTS ON DISTRICT PROPERTY

In accordance with Chapter 190, Florida Statutes, the Westchase Community Development District (the “District”) hereby gives notice of a public hearing on the proposed implementation of a fee for any resident requesting to install driveway pavers on District Property.

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

Fee for District review and processing of a request to install driveway pavers on District Property: \$500.00(*)

***Note:** The payment of a fee for the review and processing of a driveway paver request on District property does not assure any approval of such request by the District. The determination of whether to approve the request is at the District's sole and absolute discretion.

The hearing will be for the purpose of reviewing and setting the fee for driveway paver requests on District property, to provide for efficient and effective District operations, and to enable the District to recover the costs of providing the services. At the conclusion of the hearing, the Board of Supervisors may adopt the fee as finally approved by the Board.

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

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

DATE: Tuesday, November 10, 2026
TIME: 4:00 p.m.
PLACE: Maureen B. Gauzza Regional Library
11211 Countryway Boulevard
Tampa, FL 33626

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

A copy of the proposed fee may be obtained by contacting the District Manager, at 2502 Rocky Point Drive, Suite 1000, Tampa, FL 33607 or by calling the District Manager at (813) 920-4268.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager at (813) 991-1116 for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

October 30; November 6, 2026

26-04073H

FIRST INSERTION

NOTICE OF REQUEST FOR QUALIFICATIONS (“RFQ”) FOR
ENGINEERING SERVICES FOR
LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

Lake St. Charles Community Development District (“**District**”), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration's “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Hillsborough County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on Friday, November 20, 2026, to District Counsel, Savannah Hancock, Esq., at savannah@cdlawyers.com (“**District Counsel's Office**”) with a copy to the District Manager, Rich McGrath rmcgrath@gms-tampa.com. It is anticipated that proposals will be evaluated at the regular meeting of the District's Board of Supervisors (“**Board**”) on December 8, 2026, at 6:00 p.m., at the **Lake St. Charles Clubhouse, 6801 Colonial Lake Drive, Riverview, Florida 33578**. Please note that all Applicants should plan to attend the Board meeting on December 8, 2026, to present their proposals to the Board and participate in a question and answer session. Any and all questions relative to this project shall be directed in writing by e-mail only to District Counsel, Savannah Hancock, Esq., at savannah@cdlawyers.com with a copy to the District Manager, Rich McGrath, at rmcgrath@gms-tampa.com.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with District Counsel's Office, and the highest-ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest-ranked Applicant, negotiations will cease and begin with the next-highest-ranked Applicant, and if those negotiations are unsuccessful, will continue to the third-highest-ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with District Counsel's Office, must be filed in writing with District Counsel's Office, c/o Kilinski Van Wyk PLLC, 517 East College Avenue, Tallahassee, Florida 32301, with an electronic copy to savannah@cdlawyers.com, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000).

District Manager
October 30, 2026

26-04071H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 12/03/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.
5XYKT3A64DG407176
2013 KIA SORENTO LX
5TDYY5G16ES055256
2014 TOYOTA SEQUOIA
2T3WF4DV0AW028576
2010 TOYOTA RAV4 SPORT
2T2BK1BA6AC025826
2010 LEXUS RX 350
5TDKK3DC4BS036217
2011 TOYT SNA
2T3RFREV9DW089549
2013 TOYT RAV4XL

2T3WFREV0GV258039
2016 TOYT RAV4
2T3RFREV1EW220779
2014 TOYT RAV4XL
3TMLU4EN6BM065240
2011 TOYT TACOMA
1FMCU0F72JUB79847
2018 FORD ESCAPE S
5TFGY5F15EX158918
2014 TOYOTA TUNDRA
JTEBU11F470070502
2007 TOYOTA FJ CRUISER
2T3DFREV1DW107150
2013 TOYOTA RAV4
5TFRV54138X058972
2008 TOYOTA TUNDRA
4T4BF1FK2FR493849
2015 TOYOTA CAMRY

October 30, 2026

26-04139H

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA**
**CASE NO.: 24-CA-009918
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VERUS SECURITIZATION
TRUST 2023-INV3,
Plaintiff, v.
M.A.X. VENTURE GROUP, LLC,
et al,
Defendant(s).**
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 27, 2026 and entered in Case No. 24-CA-009918 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein M.A.X. VENTURE GROUP, LLC, et al., are the Defendants. The Clerk of the Court, VICTOR D. CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on December 30, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:
LOT BEGINNING AT THE NORTHWEST CORNER OF LOT 16 AND RUN EAST 131.25 FEET, SOUTH 125 FEET, SOUTH 06°05.5' WEST TO A POINT 10.77 FEET SOUTH OF THE SOUTH BOUNDARY OF LOT 16; RUN WEST PARALLEL TO THE SOUTH BOUNDARY OF LOT 16 TO THE WEST BOUNDARY OF LOT 15 AND NORTH 171.54 FEET TO BEGINNING, BLOCK 3, W.E. HAMNER'S FOREST ACRES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 26, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, TO-WIT: THAT PART OF LOT 16 IN BLOCK 3 OF W.E. HAMNER'S FOREST ACRES, A SUBDIVISION OF RECORD IN PLAT BOOK 26, PAGE 44 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGIN AT THIS NORTHWEST CORNER OF SAID LOT 16, RUN THENCE EASTERLY ALONG

THE NORTHERLY BOUNDARY OF SAID LOT 23.91 FEET; THENCE SOUTHWESTERLY 37.76 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT, SAID POINT LYING 28.97 FEET SOUTHERLY OF SAID NORTHWEST CORNER; RUN THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY 28.97 FEET TO THE POINT OF BEGINNING.
and commonly known as: 816 WEST COUNTRY CLUB, TAMPA, FL 33612 (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@ghidotiberger.com
Oct. 30; Nov. 6, 2026

26-04150H

HOW TO PUBLISH
YOUR LEGAL NOTICE
IN THE
BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business
Observer

LV4671

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, PROBATE DIVISION Case No.: 26-CP-000055 IN RE: Estate of Jim Glover aka Jim Ronald Glover</p> <p>The administration of the estate of JIM GLOVER, deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002954 IN RE: ESTATE OF SANDRA KAY COLLINS, Deceased.</p> <p>The administration of the estate of SANDRA KAY COLLINS, deceased, whose date of death was March 19, 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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-003423 Division B IN RE: ESTATE OF DONALD G. GREENBERG Deceased.</p> <p>The administration of the estate of Donald G. Greenberg, deceased, whose date of death was September 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-003210 Division B Florida Bar No. 144663 IN RE: ESTATE OF TRACIE SUE LEHMAN a/k/a TRACIE S. LEHMAN Deceased.</p> <p>The administration of the estate of TRACIE SUE LEHMAN a/k/a TRACIE S. LEHMAN, deceased, whose date of death was April 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE OF</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-003297 IN RE: ESTATE OF ZAMIL AHAMED LIMON Deceased.</p> <p>The administration of the estate of ZAMIL AHAMED LIMON, deceased, whose date of death was April 24, 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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FILE NO. 26-CP-003589 DIVISION PROBATE IN RE: ESTATE OF ANGELA SROUFE, A/K/A ANGELA ELAINE SROUFE, DECEASED.</p> <p>The administration of the Estate of Angela Sroufe, a/k/a Angela Elaine Sroufe, a/k/a Angela E. Sroufe, deceased, whose date of death was September 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The file number for the estate is 26-CP-003589. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p>

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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-003248

Division A

IN RE: ESTATE OF LEE CONSTANTINE ELIA

Deceased.

The administration of the estate of LEE CONSTANTINE ELIA, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
PRISCILLA DAWN ELIA
11613 Innfields Dr
Odessa, Florida 33556

Attorney for Personal Representative:
/s/ Myrna Serrano Setty
Myrna Serrano Setty, Esq.
Florida Bar No. 110636
The Law Firm of Myrna Serrano Setty, PA
PO Box 145 Lutz, Florida 33548
Telephone: (813) 902-3189
E-mail Addresses:
mss@serranosetty.com,
info@serranosetty.com,
team@serranosetty.com
Oct. 30; Nov. 6, 2026 26-04159H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026-CP-003406

IN RE: ESTATE OF GLENDA K. MELCHING, aka GLENDA W. MELCHING

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 GLENDA K. MELCHING, also known as GLENDA W. MELCHING, deceased, Case No. 2026-CP-003406; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601, that the Decedent's date of death was August 26, 2026; that the total value of the estate is \$1,998.43, which has been distributed as partial reimbursement for funeral expenses, and exempt homestead property, and that the names and addresses of those to whom it has been assigned by such order are:

CHARLENE STAPP	17138 Downs Drive Odessa, FL 33556
SUZANNE HATFIELD	14082 Marine Drive Orlando, FL 32832
THEODORE F. MELCHING, III	13487 Chesapeake Place Spring Hill, FL 34609
KIMBERLY SCRANTON HODGES	16821 Oxenham Avenue Spring Hill, FL 34610

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

There is no duty to discover whether any property held at the time of the Decedent's death by the Decedent 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 date of first publication of this Notice is October 30, 2026.

Robert D. Hines, Esq.
Attorney for Petitioners
Email: rhines@hnh-law.com
Secondary Email: ntserve@hnh-law.com
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
October 30; November 6, 2026

SUZANNE HATFIELD
14082 Marine Drive
Orlando, FL 32832

26-04153H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO. 25-CA-009293

MIDFIRST BANK,

Plaintiff, vs.

CHARLES I PLUMMER, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 01, 2026 in Civil Case No. 25-CA-009293 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Charles I Plummer, 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 30th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The West 1/2 of Lot 7, Block 9, Byars Heights, according to the Map or Plat thereof, as recorded

in Plat Book 32, page 62, 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
25-13601FL
Oct. 30; Nov. 6, 2026 26-04095H

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

File No. 26-CP-002747

IN RE: ESTATE OF FRANCES ANN MORSE,

Deceased.

The administration of the estate of FRANCES ANN MORSE, Deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is October 30, 2026.

SUSAN PASZKOWSKI,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood, Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
Oct. 30; Nov. 6, 2026 26-04105H

FIRST INSERTION

NOTICE TO CREDITORS

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

Case No. 2026 CP 1092

The Estate of

WARREN ADRIAN RACHELS,

Deceased,

The administration of the estate of WARREN ADRIAN RACHELS, deceased, File Number 2026 CP 1092, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address is Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the Personal Representative and Personal Representative's attorney are set forth below.

All creditors of 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 Decedent and other persons having claims or demands against Decedent's estate including unmatured, contingent, or unliquidated claims must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS, AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is October 30, 2026.

CLIVE JAFFE
Personal Representative
3222 Tarragrove Drive
Tampa, FL 33618

David E. Cauthen
CAUTHEN, OLDHAM & ASSOCIATES, P.A.
131 West Main Street
Tavares, FL 32778
(352) 343-3455
Fla. Bar No. 146140
pleadings@cauthenoldham.com
kim@cauthenoldham.com
Oct. 30; Nov. 6, 2026 26-04089H

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

CASE NO. 26-CP-003601

IN RE: ESTATE OF MICHAEL J. DOSTER,

DECEASED.

The administration of the estate of MICHAEL J. DOSTER, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is 800 E Twiggs Street, Room 445, 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 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 30, 2026.

Personal Representative:
Signed by: Ashley Benson
Ashley Benson
1114 Swaying Sawgrass Ave
Ruskin, FL 33570

Attorney for Personal Representative:
/s/ William M. Bromley
William M. Bromley, Esq.
Florida Bar Number: 123502
WICKER SMITH O'HARA MCCOY & FORD, P.A.
515 East Las Olas Boulevard Suite 1400
Fort Lauderdale, FL 33301
Telephone: (954-847-4800)
E-Mail: wbromley@wickersmith.com
E-Mail:
FTLcrtpleadings@wickersmith.com
131306-7
Oct. 30; Nov. 6, 2026 26-04152H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-012463

FINANCE OF AMERICA REVERSE LLC

Plaintiff, vs.

LENNARD YOUNG, et. al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 25-CA-012463 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida,

wherein, FINANCE OF AMERICA REVERSE LLC, Plaintiff, and, LENNARD YOUNG, et. al., are Defendants, Clerk of Circuit Court, Victor D. Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, on December 21, 2026 at 10:00 AM, the following described property:

LOT 16, EAST HENRY HEIGHTS ADDITION, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 85 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-003330

Division: B

IN RE: ESTATE OF ADULFO HERNANDEZ GARCIA,

Deceased.

The administration of the estate of ADULFO HERNANDEZ GARCIA, deceased, whose date of death was January 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.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is October 30, 2026.

Lesley Jones
Personal Representative
7322 NW 83rd Way
Tamarac, FL 33321

Andrea C. D'Addario, Esq.
Attorney for Personal Representative
Florida Bar Number: 27662
D'ADDARIO LAW, P.L.
13860 Wellington Trace, Suite 38-213
Wellington, FL 33414
Telephone: (561) 362-2366
Fax: (561) 362-2367
E-Mail: andrea@daddario-law.com
Oct. 30; Nov. 6, 2026 26-04121H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

26-CP-003342

Probate Division B

In Re: Estate of

Mechaelle R. Hernandez a/k/a

Micaelle R. Hernandez,

Deceased.

The administration of the Estate of Mechaelle R. Hernandez a/k/a Micaelle R. Hernandez, deceased, whose date of death was August 2, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County, Clerk of the Circuit Court, Attn: Probate Court Records, 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.

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 30, 2026.

/s/ Vickie Townsend Lamb
VICKIE TOWNSEND LAMB
Personal Representative
3747 DONOVAN DR., APT A,
TALLAHASSEE, FL 32309

Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
3600 5th Avenue N.
St. Petersburg, FL 33713
Telephone: (727) 800-3040
Attorney for Personal Representative
Oct. 30; Nov. 6, 2026 26-04160H

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No: 26-CP-1958

IN RE: ESTATE OF DAVID ZANONI,

Deceased.

The administration of the estate of David Zanoni, deceased, Case No: 26-CP-1958, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgcomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is October 30, 2026.

/s/ Lori Zanoni
LORI ZANONI,
Personal Representative
/s/ Derek T. Matthews, Esquire
Derek T. Matthews, Esquire
Florida Bar No.: 1000992
David H. Page, Esquire
Florida Bar No.: 1049323
Kaitlyn M. Norris, Esquire
Florida Bar No.: 1044518
Daniel A. Alvarez, Esquire (of counsel)
Fla. Bar No. 54475
Matthews Law & Associates
1091 E Brandon Blvd
Brandon, FL 33511
813/588-5305
Email:
dmatthews@matthewslawpa.com
and denise@matthewslawpa.com
Attorneys for Petitioner
Oct. 30; Nov. 6, 2026 26-04083H

FIRST INSERTION

claim per the requirements set forth in FL Stat. 45.302.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 26th day of October, 2026.

GREENSPOON MARDER, LLP
100 W. Cypress Creek Road,
Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email:
Karissa.Chin-Duncan@gmlaw.com
By: /s/Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
25-002355-01 / 34407.2270 / Jean Schwartz
Oct. 30; Nov. 6, 2026 26-04119H

SALES

FIRST INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-001682 SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MAYER BERKOWITZ, Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/17/2026, in Case No.: 25-CA-001682 of the Circuit Court in and for Hillsborough County, Florida, wherein SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and MAYER BERKOWITZ, et al., are the Defendants. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 11/9/2026, the following described property set forth in the Final Judgment of Foreclosure: Lot 81, Block 21, Sereno Phase 8A, according to the plat as recorded in Plat Book 142, Pages	209 through 223, inclusive, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL-1-800-955-8770. DATED: October 21, 2026 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Oct. 30; Nov. 6, 2026		
	26-04080H		

FIRST INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 23-CA-014496 DIVISION: G STAGE POINT FUND, LLC, Plaintiff, vs. KAIMUKI REALITY CO. LLC, et al., Defendants. NOTICE IS HEREBY GIVEN Pursuant to an Amended Final Judgment of Foreclosure dated July 2, 2026, and entered in Case No. 23-CA-014496 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which STAGE POINT FUND, LLC, is the Plaintiff and KAIMUKI REALITY CO. LLC; MORRIS WILLIAMS A/K/A A. MORRIS WILLIAMS are defendants, 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 18, 2026, at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure: THOSE PORTIONS OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA DESCRIBED AS: THE NORTH 66 FEET OF THE WEST 1/2 THEREOF, LESS AND EXCEPT THE WEST 478 FEET THEREOF; AND THE NORTH 660 FEET OF THE WEST 198 FEET OF THE EAST 1/2 THEREOF; AND THE EAST 15 FEET OF THE WEST 493 FEET OF THE WEST 1/2, LESS AND EXCEPT THE NORTH 660 FEET THEREOF AND LESS AND EXCEPT EXISTING ROAD RIGHT OF WAY FOR THONOTOSASSA ROAD.	AND THE SOUTH 60 FEET OF THE NORTH 720 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 493 FEET THEREOF. PROPERTY ADDRESS: 4906 THONOTOSASSA RD., PLANT CITY, FL 33565 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 David John Miller, Esq. Florida Bar No. 69995 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 Email 2: dmiller@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff Oct. 30; Nov. 6, 2026		
	26-04087H		

FIRST INSERTION			
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 26-CC-6774 OLD MEMORIAL HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. BRIAN C. POOLE, JR., and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Hillsborough County, Florida, the Clerk of Court will sell all the property situated in Hillsborough County, Florida described as: Lot 43, OLD MEMORIAL SUBDIVISION, PHASE 2, a subdivision, according to the plat thereof recorded at Plat Book 120, Page 64, of the Public Records of Hillsborough County, Florida. Property Address: 9106 Tillingham Drive, Tampa, Florida, 34626 at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on December 11, 2026. Any person claiming an interest in	the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8771. DATED this 21st day of October, 2026. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 Oct. 30; Nov. 6, 2026		
	26-04086H		

FIRST INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-011668 MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. TAMEESHA HUDSON, Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 10/16/2026, in Case No.: 25-CA-011668 of the Circuit Court in and for Hillsborough County, Florida, wherein MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and TAMEESHA HUDSON, is/are the Defendant(s). Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 1/5/2027, the following described property set forth in the Final Judgment of Foreclosure: Lot 2, Block 3, Magnolia Park Northeast "E", according to the Plat thereof, recorded in Plat	Book 121, Page(s) 216 through 223, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL-1-800-955-8770. DATED: October 21, 2026 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Oct. 30; Nov. 6, 2026		
	26-04081H		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-008144 COMPU-LINK CORPORATION, DBA CELINK, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA F. WILLIAMS, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 23, 2026, and entered in 24-CA-008144 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein COMPU-LINK CORPORATION, DBA CELINK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA F. WILLIAMS, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ANGELA DANNETTE JERRY; ALAN JOSEPH WILLIAMS; CHAD WILLIAMS; RANDALL A. WILLIAMS JR 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 23, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 35, BLOCK 8, SANSON PARK, UNIT NO. 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE(S) 20, OF THE PUBLIC RECORDS OF	HILLSBOROUGH COUNTY, FLORIDA. Property Address: 3204 DEERFIELD 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@fjud13.org DATED this 27 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 24-229564 - NaP Oct. 30; Nov. 6, 2026		
	26-04142H		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE NO. 22-CA-000328 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. MARY F. WATTS AKA MARY F. ROBINSON, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000328 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CELINK, Plaintiff, and MARY F. WATTS AKA MARY F. ROBINSON, et. al., are Defendants, Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at, www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 9th day of December, 2026, the following described property: LOT 5, BLOCK 11, GARY-TOWN HENDRY AND KNIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302. IMPORTANT If you are a person with a disability who needs an accommodation in order to	access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org DATED this 27th day of October, 2026. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0809 / JSchwartz Oct. 30; Nov. 6, 2026		
	26-04092H		

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-001349 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JOSE A RIVERA COLON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 24, 2026 in Civil Case No. 26-CA-001349 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and Jose A Rivera Colon, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 5, BLOCK 1, HOOKER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT	THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 16, 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-19393FL Oct. 30; Nov. 6, 2026		
	26-04096H		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-007410 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DAYNA JUNAY CONEY A/K/A DANA CONEY A/K/A DANA J. CONEY; EAGLE PALMS HOMEOWNERS ASSOCIATION INC.; EAGLE PALMS PHASE 3 HOMEOWNERS ASSOCIATION INC.; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; OAK CREEK OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MITCHELL STEPHEN POWELL, JR. A/K/A MITCHELL S. POWELL, JR. A/K/A MITCHELL POWELL; UNKNOWN TENANT Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 17 day of November, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 99, EAGLE PALM PHASE 3B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 131, PAGES 130 THROUGH 133, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 8681 FALLING BLUE PLACE, RIVERVIEW, FL 33578 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS RE-	MAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org DATED this 26 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 25-03018 Oct. 30; Nov. 6, 2026		
	26-04136H		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-009714 CITIMORTGAGE, INC., Plaintiff, VS. JENNIFER JOHNSTON; UNKNOWN SPOUSE OF JENNIFER JOHNSTON; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 6, 2026 in Civil Case No. 25-CA-009714, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CITIMORTGAGE, INC. is the Plaintiff, and JENNIFER JOHNSTON and UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 7, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 5 OF OAK DALE SUBDIVISION OF PLANT CITY, FLORIDA AS PER MAP OR PLAT THEREOF RECORDED	IN PLAT BOOK 31, PAGE 84 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 21st day of October, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Kyle King Kyle King, Esq. FBN: 990248 Primary E-Mail: ServiceMail@aldridgepite.com 1454-1674B Ref# 28020 Oct. 30; Nov. 6, 2026		
	26-04090H		

--- SALES ---	
FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-007356</p> <p>PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. DEREK SAUNDERS; et al., Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 3, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th 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:</p> <p>Unit 27, Building 4, of THE OAKS UNIT V, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4097, Page 536, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements.</p> <p>Property address: 14203 Shadow Moss Lane, Apartment 102, Tampa, FL 33613</p> <p>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.</p> <p>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.</p>	
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<p>and commonly known as: 1614 CHERY HILL DRIVE, SUN CITY CENTER, FL 33573 (the "Property").</p> <p>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.</p> <p>IMPORTANT</p> <p>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.</p> <p>GHIDOTTI BERGER LLP Attorneys for Plaintiff</p> <p>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 Oct. 30; Nov. 6, 2026 26-04110H</p>	
FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004731</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff, vs. GEORGIA REID, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 24, 2026, and entered in 25-CA-004731 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 TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST is the Plaintiff and GEORGIA REID; UNKNOWN SPOUSE OF GEORGIA REID; THE DISTRICT COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 25, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 80, DISTRICT AT BLOOMINGDALE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 134, PAGES 102 THROUGH 105 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 3148 PLEASANT WILLOW COURT, BRANDON, FL 33511</p> <p>Any person claiming an interest in the</p>	
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<p>COUNTY, FLORIDA.</p> <p>If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.</p> <p>If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.</p> <p>Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.</p> <p>Dated: October 26, 2026</p> <p>/s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 26-52813 Oct. 30; Nov. 6, 2026 26-04120H</p>	
FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004731</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff, vs. GEORGIA REID, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 24, 2026, and entered in 25-CA-004731 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 TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST is the Plaintiff and GEORGIA REID; UNKNOWN SPOUSE OF GEORGIA REID; THE DISTRICT COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 25, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 80, DISTRICT AT BLOOMINGDALE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 134, PAGES 102 THROUGH 105 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 3148 PLEASANT WILLOW COURT, BRANDON, FL 33511</p> <p>Any person claiming an interest in the</p>	
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<p>RE-NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 2024-CA-010399</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C, Plaintiff vs. KIRTLEY ACQUISITIONS, LLC, a Florida limited liability company, et al. Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order dated October 20, 2026 entered in Civil Case No. 2024-CA-010399 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C is Plaintiff and KIRTLEY ACQUISITIONS, LLC; JOHNNIE BURKE POOLE, SR. a/k/a JOHNNIE B. POOLE, SR.; DANIEL LENNARD SANDERS, a/k/a DANIEL L. SANDERS; MEDGED LEADS, LLC; TIDEWATER FINANCE COMPANY, TRADING AS TIDEWATER CREDIT SERVICES AND TIDEWATER MOTOR CREDIT; FEWOX ROBERT DEMPSEY LLC; ROBERT FEBOX, an individual; and OCCUPANT(S) OR TENANT(S) , are Defendant(s).</p> <p>The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale at 10:00 a.m. on November 19, 2026, on the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 2, BLOCK 9, STRATHMORE, ACCORDING TO THE MAP OR PLAT THEREOF, AS</p>	
FIRST INSERTION	
<p>RECORDED IN PLAT BOOK 11, PAGE(S) 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Address: 1911 East Genesee Street, Tampa, Florida 33610</p> <p>Parcel ID: 157704-0000</p> <p>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..</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in 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.</p> <p>DATED this 24th day of October, 2026.</p> <p>LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Email: service@mls-pa.com BY: /s/ Mathew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 Oct. 30; Nov. 6, 2026 26-04111H</p>	
FIRST INSERTION	
<p>AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 26-CA-000126</p> <p>MIDFIRST BANK Plaintiff, v. UNKNOWN SPOUSE OF TIMOTHY MICHAEL WOOLLEY A/K/A TIMOTHY WOOLLEY; UNKNOWN SPOUSE OF CASSANDRA A WOOLLEY A/K/A CASSANDRA WOOLLEY; UNKNOWN SPOUSE OF LINDA CHICHESTER; UNKNOWN SPOUSE OF DOUGLAS V. CHICHESTER; TIMOTHY MICHAEL WOOLLEY A/K/A TIMOTHY WOOLLEY; CASSANDRA A WOOLLEY A/K/A CASSANDRA WOOLLEY A/K/A C. A. WOOLLEY; LINDA CHICHESTER A/K/A L. CHICHESTER; DOUGLAS V CHICHESTER A/K/A D. V. CHICHESTER; BRANDON BROOK HOMEOWNERS ASSOCIATION, LLC; LINDA CHICHESTER I TRUST; TIMOTHY MICHAEL WOOLLEY I TRUST; RETREAT AT CHAMPIONS GATE COMMUNITY ASSOCIATION 3, LLC; GREAT FALLS HOLDING 59837 TRUST; US PROPERTY GROUP; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BRANDON BROOK HOMEOWNERS ASSOCIATION, INC.; EBM ROOFING ENTERPRISES, INC.; MEB LOAN TRUST VIII; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.</p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 15, 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:</p> <p>LOT 59, BLOCK C, BRANDON</p>	
FIRST INSERTION	
<p>BROOK - PHASE II, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 67, PAGE 3, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>a/k/a 1907 DARTFORD CT, VALRICO, FL 33594-3022</p> <p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in 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</p> <p>Dated at St. Petersburg, Florida this 21 day of October, 2026.</p> <p>eXL Legal, PLLC Designated Email Address: efling@xllegal.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 1000009791 Oct. 30; Nov. 6, 2026 26-04085H</p>	
FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004731</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff, vs. GEORGIA REID, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 24, 2026, and entered in 25-CA-004731 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 TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST is the Plaintiff and GEORGIA REID; UNKNOWN SPOUSE OF GEORGIA REID; THE DISTRICT COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 25, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 114, IN BLOCK 1, OF THE WILLOWS UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH</p>	

--- SALES ---

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION: CASE NO.: 25CA7369 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. FRESH LEGAL PERSPECTIVE PL, AS TRUSTEE ONLY UNDER THE 11816 MANGO CROSS COURT LAND TRUST; WILLIAM ARIAS; MERY QUEZADA; MANGO GROVES HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants, NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 30th day of September 2026, in Case No. 25-CA-007369, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORTGAGE LLC, is the Plaintiff and FRESH LEGAL PERSPECTIVE PL, AS TRUSTEE ONLY UNDER THE 11816 MANGO CROSS COURT LAND TRUST, WILLIAM ARIAS, MERY QUEZADA, MANGO GROVES HOMEOWNERS' ASSOCIATION, INC., UNKNOWN TENANT #1 n/k/a LUIS RODRIGUEZ, and UNKNOWN TENANT #2 n/k/a CLAUDIA LAZO are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 2nd day of December 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 136, MANGO GROVES-UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 86, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 11816 MANGO CROSS COURT SEFFNER, FL 33584</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS</p>
<p>THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in 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.</p> <p>Dated this 22nd day of October 2026.</p> <p>/s/ Allegra Knopf Allegra Knopf, Esq. DELUCA LAW GROUP, PLLC 2101 NE 26th Street Fort Lauderdale, FL 33305 T. (954) 368-1311, F. (954) 200-8649 Bar Number: 307660 Email: aknopf@delucalawgroup.com DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. GEN. PRAC. & JUD. ADMIN. 2.516 service@delucalawgroup.com 24-06474-1 Oct. 30; Nov. 6, 2026 26-04091H</p>

FIRST INSERTION
<p>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL ACTION CASE NO.: 29-2020-CA-002531 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST ISIDORO DANIEL ARTIZ VAZQUEZ, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 11, 2026, and entered in Case No. 29-2020-CA-002531 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 The Unknown Heirs, Devisees, Grantees, Assignees, Lienors,</p>
<p>Creditors, Trustees, or other Claimants claiming by, through, under, or against Isidoro Daniel Artiz Vazquez, deceased, Paulina V. Fernandez aka Paulina Victoria Remon Fernandez aka Paulina V. Fernandez, Florida Housing Finance Corporation, Lucia Vivian Artiz ,Iliana Artiz, Daniel Artiz, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on on-line at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the December 7, 2026 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 48, GOLDEN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA A/K/A 6513 W COMANCHE AVENUE TAMPA FL 33634</p> <p>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.</p>
<p>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.</p> <p>Dated this 27 day of October, 2026.</p> <p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IM/19-027324 Oct. 30; Nov. 6, 2026 26-04161H</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION CASE NO. 25-CA-011375 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-2, Plaintiff, vs. CHRISTOPHER HURLEY AND SARAH HURLEY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2026, and entered in 25-CA-011375 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 TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-2 is the Plaintiff and CHRISTOPHER HURLEY; SARAH HURLEY; BAY AREA LENDING SERVICES LLC; WALDEN LAKE COMMUNITY</p>
<p>ASSOCIATION, INC.; FOREST PARK I 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 25, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 11, BLOCK 1, WALDEN LAKE UNIT 36, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE(S) 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Property Address: 2921 SPRING HAMMOCK DR, PLANT CITY, FL 33566</p> <p>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.</p> <p>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 Administra-</p>
<p>tive 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</p> <p>Dated this 27 day of October, 2026.</p> <p>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 25-293664 - MaS Oct. 30; Nov. 6, 2026 26-04141H</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION CASE NO. 26-CA-004784 SELENE FINANCE, LP, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CECELIA FREIBAUM, DECEASED AND KAREN LISA LARSEN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2026, and entered in 26-CA-004784 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CECELIA FREIBAUM; DECEASED; MICHAEL FREIBAUM;</p>
<p>KAREN LISA LARSEN; BOYETTE CREEK 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 112, BLOCK 1, BOYETTE CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 3 THROUGH 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 13729 GENTLE WOODS AVE, RIVERVIEW, FL 33569</p> <p>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.</p> <p>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 Administra-</p>
<p>tive 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</p> <p>Dated this 27 day of October, 2026.</p> <p>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 25-381360 - NaP Oct. 30; Nov. 6, 2026 26-04140H</p>



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

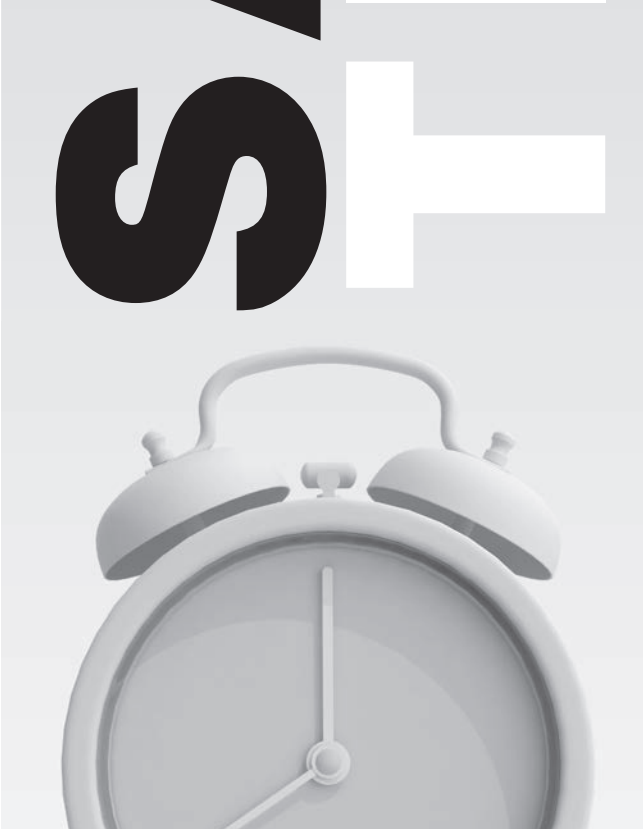
The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

11/2/2026 6:12:20

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES / ACTIONS ---

SECOND INSERTION

ADVERTISEMENT OF SALE

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

SECOND 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

FOURTH 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.

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

SECOND 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-
KHADILJA 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storageTreasures.com on 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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October 23, 30, 2026

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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October 23, 30, 2026

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--- ESTATE ---	
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<p>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.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>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.</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>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</p>	<p>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.</p> <p>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of the first publication of this notice is: October 23, 2026</p> <p>Walter O. Hobbs - Personal Representative c/o Hobbs and Hobbs, P.L. 3818 W. Azeele Street Tampa, Florida 33609 (813) 879-8333 [ext. 1]</p> <p>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</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-003280 Division Probate IN RE: ESTATE OF VERNAL I. DOYEL Deceased.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 23, 2026.</p> <p>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</p>

SECOND INSERTION	SECOND INSERTION
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 23, 2026.</p> <p>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</p>

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

--- SALES ---			
SECOND INSERTION			
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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:</p> <p>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</p> <p>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</p>			
<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in 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.</p> <p>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 ServiceFL1@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 25-04897 October 23, 30, 2026 26-04041H</p>			

SECOND INSERTION			
<p>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:</p> <p>LOT 4, BLOCK 19 OF RIVERWALK AT WATERSIDE ISLAND TOWNHOMES - PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN</p>			
<p>PLAT BOOK 92, PAGE 70-1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 4112 WATERSIDE ISLAND CT TAMPA FL 33617</p> <p>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.</p> <p>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.</p> <p>Dated this 15 day of October 2026.</p> <p>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</p>			

SECOND INSERTION			
<p>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</p>			
<p>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:</p> <p>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.</p> <p>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.</p> <p>"In accordance with the Americans</p>			
<p>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."</p> <p>*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*</p> <p>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.</p> <p>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</p>			

SECOND INSERTION			
<p>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</p>			
<p>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:</p> <p>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</p> <p>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.</p> <p>IMPORTANT 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</p> <p>Dated this 20 day of October, 2026.</p> <p>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</p>			

SECOND INSERTION			
<p>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:</p> <p>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</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled,</p>			
<p>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.</p> <p>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</p> <p>Dated this 20th day of October, 2026.</p> <p>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 Premлата Sanchez, Esq., Florida Bar No. 51509 File # 25-F00015 October 23, 30, 2026 26-04058H</p>			

SECOND INSERTION			
<p>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:</p> <p>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</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled,</p>			
<p>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.</p> <p>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</p> <p>Dated this 19th day of October, 2026.</p> <p>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 Premлата Sanchez, Esq., Florida Bar No. 51509 File # 25-F04415 October 23, 30, 2026 26-04054H</p>			

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, PUB-

LIC RECORDS OF HILLSBOR-

OUGH COUNTY FLORIDA.

Property Address: 1512 W KIR-

BY 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 accor-

dance with Florida Statutes, Section

45.031.

IMPORTANT

ACT: If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate in

a court proceeding, you are entitled, at

no cost to you, to the provision of certain

assistance. To request such an accommo-

dation, please contact the Administra-

tive Office of the Court as far in advance

as possible, but preferably at least (7)

days before your scheduled court ap-

pearance or other court activity of the

date the service is needed: Complete the

Request for Accommodations Form and

submit to 800 E. Twiggs Street, Room

604 Tampa, FL 33602. Please review

FAQ's for answers to many questions.

You may contact the Administrative

Office of the Courts ADA Coordinator

by letter, telephone or e-mail: Adminis-

trative Office of the Courts, Attention:

ADA Coordinator, 800 E. Twiggs Street,

Tampa, FL 33602, Phone: 813-272-

7040, Hearing Impaired: 1-800-955-

8771, Voice impaired: 1-800-955-8770,

e-mail: ADA@fljud13.org

Dated this 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

REPORTS THE FUNDS AS UN-

CLAIMED. IF YOU FAIL TO FILE

A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAIN-

ING FUNDS. AFTER THE FUNDS

ARE REPORTED AS UNCLAIMED,

ONLY THE OWNER OF RECORD

AS OF THE DATE OF THE LIS

PENDENS MAY CLAIM THE SUR-

PLUS.

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate in

a court proceeding, you are entitled, at

no cost to you, to the provision of certain

assistance. To request such an accommo-

dation, please contact the Administra-

tive Office of the Court as far in advance

as possible, but preferably at least (7)

days before your scheduled court ap-

pearance or other court activity of the

date the service is needed: Complete the

Request for Accommodations Form and

submit to 800 E. Twiggs Street, Room

604 Tampa, FL 33602. Please review

FAQ's for answers to many questions.

You may contact the Administrative Of-

fice of the Courts ADA Coordinator by

letter, telephone or e-mail: Adminis-

trative Office of the Courts, Attention:

ADA Coordinator, 800 E. Twiggs Street,

Tampa, FL 33602, Phone: 813-272-

7040, Hearing Impaired: 1-800-955-

8771, Voice impaired: 1-800-955-8770,

e-mail: ADA@fljud13.org

Dated this 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 ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>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</p>	<p>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@fjud13.org Dated at St. Petersburg, Florida this 15 day of October, 2026. eXL Legal, PLLC Designated Email Address: efiling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000008813 October 23, 30, 2026 26-04026H</p>	<p>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 than 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</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>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</p>	<p>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-22-29-18-304-000004-00008.0) 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</p>	<p>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</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>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 COUN-</p>	<p>TY, 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: bmartinez1084@hinshawlaw.com Telephone: (813) 868-8881 Facsimile: (813) 436-8738 Counsel for Plaintiffs 99765\329227343.v1 October 23, 30, 2026 26-03985H</p>	<p>NOTICE OF FORECLOSURE 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@fjud13.org Dated at St. Petersburg, Florida this 20 day of October 2026. eXL Legal, PLLC Designated Email Address: efiling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000011211 October 23, 30, 2026 26-04059H</p>

ACTIONS

SECOND INSERTION	
<p>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.</p>	<p>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</p>

SECOND INSERTION	
<p>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</p>	<p>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</p>

SECOND INSERTION	
<p>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</p>	<p>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</p>

SECOND INSERTION	
<p>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</p>	<p>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</p>

SECOND INSERTION	
<p>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>	<p>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</p>

SECOND INSERTION	
<p>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 thereaf-</p>	<p>ter; 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</p>

SECOND INSERTION	
<p>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</p>	<p>who needs an accommodation in order to access court facilities or participate in 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</p>

SECOND INSERTION	
<p>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. Mcclendon 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</p>	<p>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 than 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</p>

SECOND INSERTION	
<p>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 imme-</p>	<p>diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of 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</p>

SALES / ACTIONS ---

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

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-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; UNKNOWNSPOUSE 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			

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-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, FISH-HAWK 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			

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 24-CA-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 FCO1 SUT October 23, 30, 2026 26-04050H			

SECOND 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 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 Amendment to Declaration of Condominium recorded in Official Records 4611, Page 1224, 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			

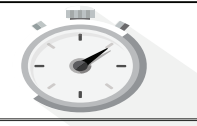
SECOND INSERTION			
A POINT OF BEGINNING, RUN THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 39, NORTHEASTERLY 0.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,575.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES, 00 MINUTES, 12 SECONDS (CHORD BEARING NORTH 32 DEGREES, 39 MINUTES, 03 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			

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

SECOND 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 PAUL'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 PAUL'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 (CMYK LcMnOrGr, 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); • Keenicut 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. 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			

PUBLIC NOTICES ---

SECOND 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 Prison/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			



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

10/2026

TAX DEEDS / ACTIONS

<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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 re-deemed 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</div> <div>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Oct. 23, 30; Nov. 6, 13, 2026 26-04002H</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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 re-deemed 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</div> <div>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Oct. 23, 30; Nov. 6, 13, 2026 26-04006H</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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.: 2026-873 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 re-deemed 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</div> <div>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Oct. 23, 30; Nov. 6, 13, 2026 26-04007H</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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 re-deemed 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</div> <div>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Oct. 23, 30; Nov. 6, 13, 2026 26-04004H</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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 re-deemed 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</div> <div>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Oct. 23, 30; Nov. 6, 13, 2026 26-04005H</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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 re-deemed 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</div> <div>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Oct. 23, 30; Nov. 6, 13, 2026 26-04008H</div>
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<div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 26-CA-008484</div> <div>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW SERIES I TRUST, Plaintiff, v.</div> <div>DIANE L. MORTON, et al, Defendant(s).</div> <div>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</div>	<div>SECOND INSERTION</div> <div>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 de-</div>	<div>SECOND INSERTION</div> <div>fault 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</div>
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<div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO. 26-CA-007797</div> <div>DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs.</div> <div>TEMIKA RODRIQUEZ; UNKNOWN SPOUSE OF TEMIKA RODRIQUEZ; SERENITY C. RATCLIFF A/K/A SERENITY RATCLIFF; UNKNOWN SPOUSE OF SERENITY C. RATCLIFF A/K/A 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)</div> <div>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,</div>	<div>SECOND INSERTION</div> <div>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</div>	<div>SECOND INSERTION</div> <div>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</div>
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RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 3702 West Griflow Street, Tampa, FL 33629 To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT-EES, 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, 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	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Oct. 23, 30; Nov. 6, 13, 2026 26-04000H
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The History

How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States. Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner. Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out. Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism. True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount. At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor’s Mansion in Albany — his “brain trust,” as it was christened. They devised measures to be taken after his inauguration that grew into the “New Deal” FDR had pledged to the American people in accepting the Democratic nomination for president. The election of 1932 was a watershed in narrowly political terms. In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16. The election was also a watershed in a more important sense: It marked a major change in both the public’s perception of the role of government and the actual role assigned to government. One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income. Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT’S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close. But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that “the only thing we have to fear is fear itself.” And he immediately launched a frenetic program of legislative measures — the “100 days” of a special congressional session. The members of FDR’s brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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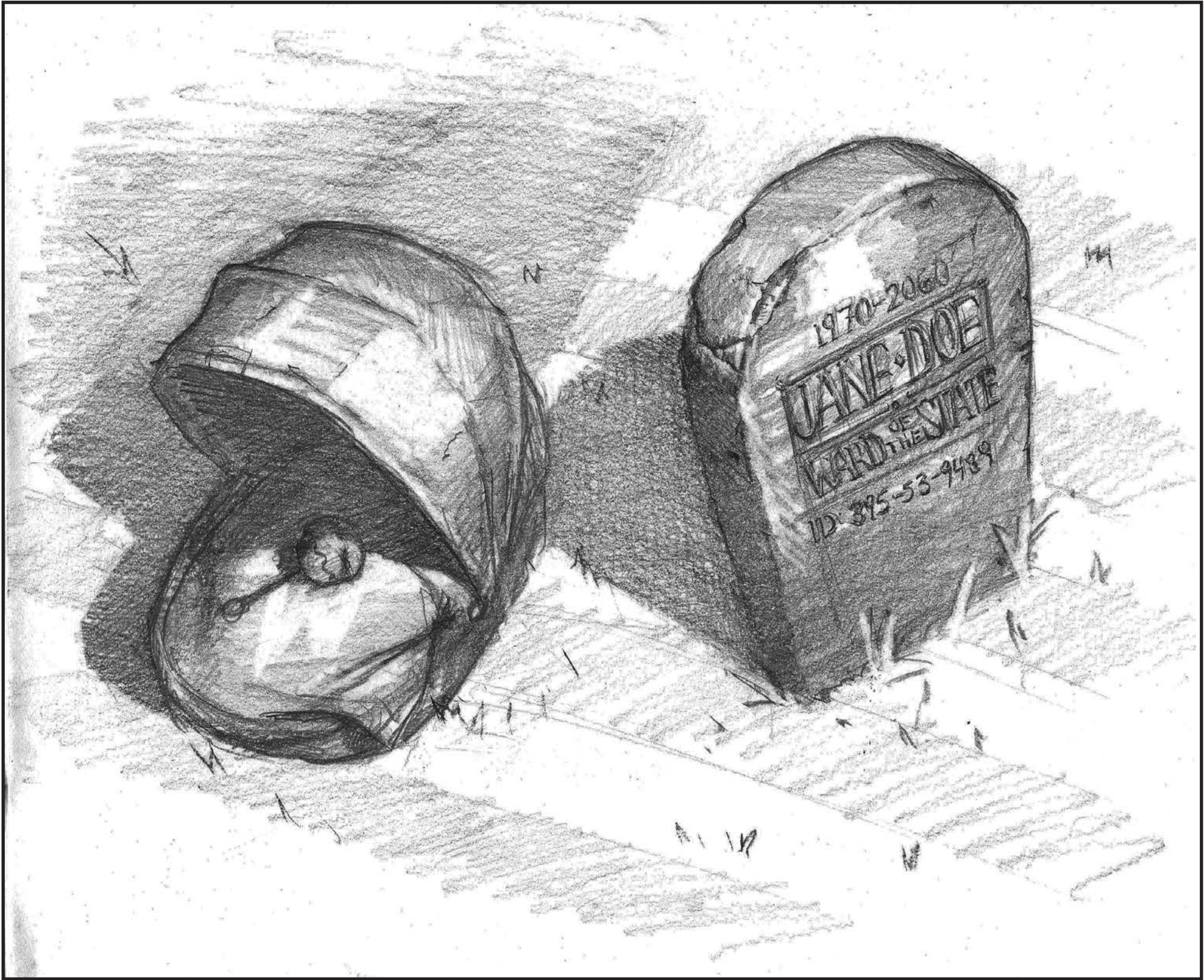


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.