Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Echo 2 Echo Coaching and Consulting located at 11301 Devorah Ct apt 115, Apt 115 in the City of Tampa, Hillsborough, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2026

Echo Dickerson

November 6, 2026 26-04172H

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 Vardis located at 5611 Satinwood Way in the City of Tampa, Hillsborough, FL 33637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of October, 2026

Vardis LLC

Nicholas B. Redmann

November 6, 2026 26-04174H

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 Blinq Innovations, LLC located at 15985 PERSERVE MARKETPLACE BLVD #316 in the City of Odessa, Hillsborough, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2026

Etter Hoang

November 6, 2026 26-04194H

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 Venturly Law located at 615 Channelside Drive, Suite 207 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 30th day of October, 2026

Venturly Law Group, PLLC

Gregory Michael Karch, Manager

November 6, 2026 26-04198H

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 Ascend Movement located at 5335 Watson Road in the City of Riverview, Hillsborough, FL 33578-3844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of November, 2026

Zoe Pena Agront

November 6, 2026 26-04202H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Alexzandra Exterkamp / AYU SKIN, L.L.C. will engage in business under the fictitious name AYU BOTTEGA, with a physical address 1042 Water Street Tampa, FL 33606, with a mailing address 1019 S Rome Ave Tampa, FL 33606, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

November 6, 2026 26-04218H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that AMF Bowling Centers, Inc., 13109 North 56th Street, Tampa, FL 33617, desiring to engage in business under the fictitious name of Lucky Strike Tampa Bay, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

November 6, 2026 26-04188H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that JAMSUN, LLC, OWNER, desiring to engage in business under the fictitious name of SECURITY SENSEI located at 3225 MCLEOD DR, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 6, 2026 26-04193H

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 Provident Legacy Advisors located at 502 North Armenia Avenue in the City of Tampa, Hillsborough, FL 33609 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

CHARLES M. HOLLOMAN II, P.A.

November 6, 2026 26-04173H

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 Grace & Gold LLC located at 10014 Bennington Dr in the City of Tampa, Hillsborough, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of October, 2026

Deanna Sedler

November 6, 2026 26-04184H

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 nulllull located at 1032 E Brandon Blvd PMB 8423 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 30th day of October, 2026

Obsidian Spark LLC

November 6, 2026 26-04199H

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 Practice Manual located at 840 Newberger Rd in the City of Lutz, Hillsborough, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of November, 2026

Healthcare Straight Up

Kelly Goble

November 6, 2026 26-04219H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that SHOWALTER CONSTRUCTION & RESTORATION LLC, OWNER, desiring to engage in business under the fictitious name of DRYCOR RESTORE TAMPA - 24/7 EMERGENCY PLUMBING, WATER DAMAGE AND MOLD REMEDIATION located at 10798 FLORENCE AVE., THONOTOSASSA, FLORIDA 33592 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.

November 6, 2026 26-04214H

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 Crestwater Health and Rehab Plant City located at 701 North Wilder Road 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 4th day of November, 2026

Crestwater Health and Rehab

Plant City, LLC

November 6, 2026 26-04234H

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 Tampa 420 Doctor located at 5700 Memorial Hwy Ste 102D, in the County of Hillsborough, in the City of Tampa, Florida 33615 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 30 day of October, 2026.

ORLANDO 420 DOCTOR LLC

November 6, 2026 26-04189H

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 Blue Monarch Living located at 11232 Boyette Rd # 1201 in the City of Riverview, Hillsborough, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of November, 2026

Blue Monarch Enterprises LLC

Laurie Liberti

November 6, 2026 26-04229H

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 The Listening Ear 2 located at 7621 Horse Pond Rd, in the County of Hillsborough, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Odessa, Florida, this 03rd day of November, 2026.

THE LISTENING EAR STORE 2 LLC

November 6, 2026 26-04233H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/20/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 KIRK mobile home bearing vehicle identifi cation number 14601337, and all personal items located inside the mobile home. Last Tenant: Alicia Escalante Arroyo. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

November 6, 13, 2026 26-04240H

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE RULES OF PROCEDURE OF THE
LAND RESERVE STEWARDSHIP DISTRICT

In accordance with Chapter 120, Florida Statutes, and Chapter 2026-212, Laws of Florida, the Land Reserve Stewardship District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed Rules of Procedure (the **"Proposed Rule"**). The Proposed Rule number is **2027-01.** Prior notice of rule development relative to the Proposed Rule was published in the **Florida Business Observer on Friday, October 30, 2026.**

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) of the District on:

December 9, 2026, at 10:00 AM at the Holiday Inn Express & Suites
Ruskin-Sun City 226 Teco RD, Ruskin, FL 33570

relative to the adoption of the Proposed Rule. Pursuant to Ch. 2026-212(6)(6)(e), Laws of Florida, the Proposed Rule will not require legislative ratification.

The summary of, 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 Rule includes Chapter 2026-212(6)(6)(e), (6)(6)(q) and (6)(20), Laws of Florida. The specific laws implemented in the Proposed Rule 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 statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o PFM Management Services, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5900, carvalhov@pfm.com (the **"District Manager's Office"**).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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

Vivian Carvalho, District Manager
Land Reserve Stewardship District
November 6, 2026 26-04164H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 11/30/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: PRESTIGE EUROPEAN SERVICES LLC WBAPK53599A511997 2009 BMW 3276.13 TEL: 813-697-1791 TEL:813-697-1791 MV: MV101488 TEL: 787-366-1899 /

NAME: A & D AUTO BODY SHOP INC 5NMS53AA1LH266800 2020 HYUN 9894.10 /

NAME: FAST SERVICES FLORIDA LLC 3C6URVJG7LE128853 2020 RAM 11511.16 TEL: 813-697-1791 MV: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 /

NAME: GALANO BODY SHOP INC W1KAF4GB5NR049639 2022 MERZ 14812.85 TEL: 813-697-1791 MV: MV115199 LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605 /

NAME: AUTOMOTIVE LL87 LLC KNDEUCAA9N7268482 2022 KIA 10294.23 / 5YFB4MDE1SP343872 2025 TOYT 11042.66 TEL: 813-697-1791 MV: MV115698 LOCATION: 5510 N HIMES AVE, TAMPA, FL 33614 /

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

November 6, 2026 26-04192H

FIRST INSERTION

Notice of Meeting of the Board of Supervisors of
Live Oak No. 1 Community Development District

Notice is hereby given that the Board of Supervisors (the **"Board"**) of the Live Oak No. 1 Community Development District (the **"District"**) will hold a meeting on **Tuesday, November 17, 2026, at 10:00 a.m. at the Live Oak Clubhouse located at 9401 Oak Preserve Blvd., Tampa, Florida 33647.**

Copies of the agenda will be available by emailing the District Manager at Andy@hikai.com or checking the District's website at www.liveoakno1cdd.com. The District Manager's office can be reached telephonically at (813) 565-4663.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

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

Andrew Mendenhall, District Manager
November 6, 2026 26-04222H

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday November 18, 2026 @ 10:00 AM.

C-22 Eric English
F-15 Sheryl Hakala
M-1 Eric English
M-20 William Opitz
M-25 Anyia Gilbert
O-5 DeAndre Turner

November 6, 13, 2026 26-04200H

FIRST INSERTION

Notice of Public Sale

U-Stor Linebaugh

Notice is hereby given that the following storage unit is intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on November 23, 2026, at the times and locations listed below.

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

U-STOR LINEBAUGH

Start: November 23, 2026 10:30 AM EST
End: November 30, 2026 3:00 PM EST
Location: 5002 W. Linebaugh Ave, Tampa, FL 33624
Bidding: All bidding will take place online at bid13.com

128 Noe Cruz
191 Sonia Gonzalez

November 6, 13, 2026 26-04239H

FIRST INSERTION

PUBLIC NOTICE
2026 ELECTION
The Florida Assembly
Unincorporated

Notice is hereby given that we will conduct our 2026 election of officers on Wednesday, December 9, 2026.

Public Elected Positions: General Assembly Chairman, Secretary, Treasurer, Justice, Court Clerk and Coroner

The election will be conducted according to our established election procedures.

We invite all Floridians to learn more about The Florida Assembly, our purpose, and the 2026 election at:

thefloridaassembly.com
elections@thefloridaassembly.com

Nov. 6, 13, 20, 27; Dec. 4, 2026 26-04169H

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

LV20878_V5

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
0117 - Jones, Greg; 0121 - Jones, Diane; 0430 - Potts, Julitha; 0577 - West, Diondra; 1089 - James, Joseph
PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1028 - Pitts, Aman; 1112 - Sezaire, Miracula; 1158 - Zubber, Jacqueline; 1253 - Zubber, Jacqueline; 2006 - Riles, Jordan; 2046 - Merrette, Joe; 2157 - Godin, Kevin; 2235 - Graham-Allen, Akilah; 2251 - Garza, Junita; 2356 - Zipperer, Brandy; 3154 - Phillips, Nikyra Coston; P009 - Neptune, Clivia
PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233
Time: 09:40 AM
Sale to be held at www.storagetreasures.com.
1210A - Bryant, Alli; 1434A - Wern, Albert; 2003A - Ellison, Ann Marie; 2027G - Elliot, Josh; 2039G - Rondon, Leocadio; 2052F - Adger, Elizabeth Mary; 2094D - estrada, Jose; 2102D - Gray, Tiffany; 4007CX - Thomas, Keyanna; 4033C - wilson, Ebony; 4051C - Ortez, Nestor; 4064 - King, Steven; 5003 - Alvaro, Diana; 5132 - berry, Deandre
PUBLIC STORAGE # 30155, 1425 N US Hwy 41, Ruskin, FL 33570, (800) 688-8057
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
1013 - Jennings, Philippe; 1048 - Hadley, Judith; 1075 - Phillips, Robert; 3030 - Weatherly, Jequel
PUBLIC STORAGE # 78109, 4616 E Dr Martin Luther King Jr Blvd, Plant City, FL 33566, (813) 921-4561
Time: 09:50 AM
Sale to be held at www.storagetreasures.com.
A047 - Sullivan, Anitra; A081 - Edmond, Edward; B008 - Evans, Carnequa; B022 - Reliford, Charles
PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
01008 - Gunter, Keisha; 01015 - Green, Ninkia; 01056 - Miller, Betty; 01098 - Green, Ninkia; 01120 - Rumore, Kristina; 01125 - Davenport, Tiffany; 01135 - Shipman, Tomica; 01156 - Blanco, Perla; 02043 - Hopkins, Jennifer; 02060 - Davis, Gilbert; 02118 - Thompson, Tonyata; 02205 - pinero, Prisilla; 03006 - Davis, Nicole; 03036 - Edwards, Tolulope A; 03044 - Woods, Anthony; 03106 - Halaufia, Nadia; 03196 - thomas, Latoya; 03206 - Gonzalez, Maria; 03269 - Singleton, Jasmine; 03281 - Gonzalez, Jennie; 05002 - Vazquez, Enrique; 05015 - Landrum, Gena; 05016 - Green, Ninkia; 07016 - OMalley, Jessica; 09014 - Spencer, Luke; 4003 - Fletcher, Semaj; 4008 - kuhn kack-z ink llc Collins, Christopher; 4010 - Williams, Josiah; 4011 - Williams, Josiah; 4018 - Rumore, Kristina
PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479
Time: 10:10 AM
Sale to be held at www.storagetreasures.com.
A032 - McLuckie, William; A038 - Jackson, Deqaisza; A060 - Bonilla, Walenda; B004 - Premium Art Management Inc. Hayes, Alex; B006 - Dailey, Stephanie; B050 - Boone, Yvonne; B086 - Miles, Larry; C004 - Westphal, Patty; C027 - Sigler, Tamelynn; C029 - Clark, Karisma; C044 - Velazquez, Joshua; C047 - Gonzalez - Yague, Milagros; C055 - Martin, Cheryl; C076 - Hardy, Kathy; C130 - Belle, Tiarra; D013 - Jean-Baptiste, Tonisha; D034 - Custer, Margaret; D043 - Pate, Nitisha T; D056 - Custer, Margaret; D070 - Browne, Nolan; D072 - Foxworth, Vivian; D106 - Anderson, Rashad; D122 - Rocha, Emmanuel; E025 - Williams, Willie; I012 - Strahan, Cheryl; I027 - Paratore, Lisa; I054 - Varnes, Crystal D; I058 - Al-Suleiman, Sami; I059 - Legrand, Dieuvert; I071 - Sands, Dekaira; J010 - Alexis, Rivera; J038 - White, Se'vaughn; J040 - Jean, Raymond; J065 - Garcia Burgos, Yarimil; J077 - Taylor, Jamal; J080 - Martinez, Maria; J093 - Johnson, Eric; J097 - Noel-Jeune Racyne, Mariane; J099 - Clemente, Madeline; J163 - Hernandez-Cipriano, Sandra; K009 - Ayesh, Ibtisam; K020 - Villanueva, Carlos; K045 - Wright, Diamond; K053 - Bonny, Marie; L037 - Clemente, Madeline; L040 - King, Leemarie; L043 - Joseph, Cass; L100 - Williams, Natoria
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 10:20 AM
Sale to be held at www.storagetreasures.com.
1034 - pierce, tristan; 1080 - Jackson, Saminthia; 1184 - Brown, Demesha; 1191 - jones, Tashia; 1225 - Key, Hope; 1251 - Resetar, Andrea; 146 - Wiggins, Deangela; 1486 - Resetar, Andrea; 1512 - Oliver, Jennifer; 1514 - jones, Jerrod; 1515 - Kinard, Kendra; 1518 - Pierce, Celena; 166 - Osborne, Gabrielle; 209 - Casey, Harolette; 212 - Davis, Eric; 291 - Carter, Tina; 310 - Bohac, Donnie; 328 - Miller, Nathaniel L; 404 - Lee, Dorothy; 423 - Knight, James; 581 - Ruiz Roman, Carlos; 615 - ellis, Ron; 618 - Clark, Lily; 635 - Ping Gambill, Nancy; 639 - Rumph, Katherine; 712 - Clements, Joshua; 735 - Coirs, Ashton; 801 - Brooks, Kevin; 803 - Guillen, Juan; 828 - White, David; 839 - Reaves, Brandon; 857 - Tucker, Nychols; 911 - Sullivan, Monique; 925 - Brooks, Kevin; 926 - Campagna, Phyllis; 952 - Perez, Luis; 959 - Wesson, Mikayla; 960 - Jayme, Christine
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
0032 - Gadson, Amari; 0056 - Hamilton, Sharlotte; 0101 - Gonzalez, Rino; 0125 - Barracks, Javonae; 0150 - Lopez, Michael; 0162 - Wakefield, Amanda; 0164 - Hosey, James; 0167 - OWENS, STAR Lynn; 0251 - The Creative Cohort Singleton, Jay; 0254 - Portas, Kenneth; 0350 - Ohara, Tamesha; 0368 - Taylor, Shavonne; 0378 - Sowulewski, Dajon; 0418 - Mcquay, Chantel; 0533 - Henry, Amber; 0558 - Azcuy, Marcel; 0567 - Revere, Tasha; 0578 - Kerry, Mercedes; 0582 - Richardson, Eyvonne; 0630 - Calderon, Ramon; 0631 - Sampson, Jasmine; 0649 - Cromartie, Lounisha; 0672 - Cassarino, Antonio; 0712 - Corpe, Leonard; 0728 - Ferdin, Michael; 0762 - Hinnant, Vera; 0826 - Brewer, Thomas; 0834 - rhodes, Trevon; 0842 - Higgins, Shania; 0846 - SNEED, ANTONY C; 0848 - Jimenez, Cesar; 0857B - Robinson, Daja; 0859C - pattersaul, Dimitris; 0861A - Diaz, Reynaldo; 0861D - Blake, Deandrea; 0861E - Lester, Jehnae; 0863M - Follin, Devon; 0902 - Gierbolini, Alex; 0915 - Verdejo, Heriberto; 0921 - Adamek, Joseph
PUBLIC STORAGE # 68029, 313 Apollo Beach Boulevard, Apollo Beach, FL 33572, (813) 708-5312
Time: 10:40 AM
Sale to be held at www.storagetreasures.com.
0240 - Bobino, Louis; 1214 - Lugo, Israel; 1306 - Jester, Chrissy; 1615 - Emeky, Timothy; 2068 - DEJESUS, JULIO; 2103 - Philipe, Nathaniel; 2129 - Hobley, Erika; 2167 - Green, Brittany; 2212 - Corr, Ronald
PUBLIC STORAGE # 68034, 203 Providence Rd, Brandon, FL 33511, (813) 921-9892
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
A001 - Valentin Burt, Cheryl; A037 - Johnson, Zakeyia; A178 - Santiago, Florence; B58 - Miller, Deborah; B70 - Coutinho, Lindemberg; D05 - Hoffman, Grayson; E44 - Lopez, Grace; F29 - Turner, Denise; G22 - Donaldson, Ricardo; H02 - Swindell, Helen; H05 - Geddes, Dowan; H16 - Harris, Lloyd; I35 - Finley, Allan; J09 - Jensen, Kimberleigh; J37 - Inman, Demetris; K26 - Donaldson, Ricardo; K48 - Petry, Meghan
PUBLIC STORAGE # 30154, 12832 US-301, Riverview, FL 33578, (813) 820-1692
Time: 10:50 AM
Sale to be held at www.storagetreasures.com.
1003 - Howe, Chris; 1012 - Howard, Destiny; 1044 - Harris, Destiny; 2034 - Harris, Chrisaundra; 2039 - Fredrickson, Amanda; 3001 - Mitchell, Darrian; 3006 - Lubin, Jonah; 3016 - Rogers, Brittany; 3055 - Fredrickson, Amanda; 4001 - Sayers, William; 4003 - Taylor, Tikettress; 4023 - McDaniel, Darius; 4053 - Carey, Ashley; 5015 - Ojeda, Oswald; 6009 - Lopez, Wilfredo; 6010 - alverez, Daniel; 6106 - Camacho, Iris; 7007 - Duffy, Mark
PUBLIC STORAGE # 30170, 1505 South US Hwy 301, Tampa, FL 33619, (813) 796-5302
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0127 - Gonzalez, Regla; 0133 - Waldfogel, Deborah; 0188 - Scott, Kimberly; 0218 - Lewis, Delores; 0257 - Jackson-Freeman, ReSean; 0284 - Gant Flowers, Felvia; 0320 - Wilson, Africa; 0410 - Fleming, Shelfraa; 0421 - Hicks, Whitney; 0422 - Pawley, Elisabeth; 0441 - Riley, Shana; 0490 - morales, Kanere; 0499 - Wilondja, Elie; 0531 - Joseph, Berlyn; 0559 - Garcia, Alain Omar; 0565 - George, Teresa; 0615 - Jackson, Kimberly; 0693 - Georges, Reya; 0867 - mcconnell, Michael; 0925 - Jackson, Andresea; 0944 - House, Adrienne; 1029 - GONZALEZ, LENNIN ABAD; 1032 - keatom, Teara; 1062 - Hart, Harolicia; 1124 - Huston, Gerri; 1130 - Butterworth, Sean; 1135 - Biesecker, Kevin; 1141 - Huston, Gerri; 1153 - Beavers, Kiri; 1407 - Jennings, Camdon; 1436 - Walton, Mcikena; 1516 - Gonzalez Paravisini, Alexander; 1528 - Dos Santos, Vanessa; 1539 - Williams, Keiyana; 1543 - Owens, Mazier; 1615 - Hughes, Kyle; 1711 - DeMasi, Troy; LT011 - Graham , Aric
PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830
Time: 11:10 AM
Sale to be held at www.storagetreasures.com.
0002 - Davis, Simone Jhene; 0003 - lamb, Carlisha; 0009 - Baker, Chenae; 0066 - knurek, Timothy; 0067 - Hunter, Ires; 0087 - Rivera, Leonardo; 0122 - rogers, Karel; 0132 - Cretin, John; 0202 - Walker, William; 0206 - Baker, Antonio; 0231 - polite, Latoria; 0255 - Ramos, Maria; 0271 - Thomas, JaiBrian; 0300 - Yuill, Alex; 1001 - B, Ashia; 1020 - Castillo, Julio; 1067 - Lewis, Elacia; 2001 - Jenkins, Ebony; 2008 - Williams, Darous Rashad; 2027 - Jenkins, Ebony; 2041 - Maricle, Jason; 3016 - Lucas, Robert; 3030 - Washington, Shawnte; 3039 - Watson, Kewannie; 3043 - Francois, Quiarra; 3047 - Grant, James M; 4001 - Ferrer, Jesua; 4020 - Zvirblis, Carolyn Robert; 5001 - Sheegog, Sylvester; 5005 - Stovall, Maurice; 9058 - Baraybar, Myriam

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

November 6, 13, 2026 26-04177H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 24, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:40 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824
Time: 09:50 AM
Sale to be held at www.storagetreasures.com.
B038 - Cristiano, Marilyn; B116 - Gray, Kyler; B124 - Setty, Catherine; B143 - Candelaria, Marcel; D007 - Bailey, Patrick; E008 - Tolzman, Callie; E015 - Setty, Leon; E019 - White, Jamarcus; E078 - Rodriguez, William; F020 - Pacheco, Richarsson; F035 - Salazar, Marta; F081 - Soto, Tamika; G008 - McCrae, Brian; G047 - Mariani, Toni; G077 - Melendez, Nadeen; G089 - McCrae, Brian; G093 - McCrae, Brian; G095 - Jimenez, Angel; G098 - Madelyns Bakery Jimenez, Madelyn; G102 - Ayesh, Ibtisam; G107 - Cruz, Lizzeth Palma; H040 - Hernandez, Ihan Rivera; J049 - Talbott, Brian
PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
1005 - Guerra Hidalgo, Marielys; 1017 - McRae, Julieanna; 1047 - Martinez, Ariel; 1089 - Hairston, Andrea; 1343 - Hall, Iyana; 1345 - Fieger, Celia; 1368 - Baker, Eric; 1378 - Campos, Gullermo; 1381 - ramirez, Neisha; 1400 - Garcia, Ezequiel; 1402 - Skeete, Charlah; 2003 - Cruz, Xavior; 2008 - Chavez, Christhian; 2011 - laureano, Allen; 2027 - Colon, Gabriel; 2041 - CAREY, PERIS; 2065 - Pitchford, Ashley; 2096 - acosta, edilberto; 2267 - Reyes, Cindy; 2324 - canada, Elsa; 2337 - Dennis, Darcel; 2368 - Crawford-Edwards, Alexia; 2371 - Dobbins, Cassandra; 2384 - Barrett, Rojshawn; 2388 - alicea, gabriella; 2431 - Mompeller, Yuniesky; 3044 - Farran, Felicia; 3064 - sconiers, Johniela; 3067 - Rice, Davonte'; 3092 - Johnson, Sayonni; 3095 - Morales, Christian; 3098 - Woodger, Winfred; 3182 - Marchena, Brittany; 3208 - Francis, Tahj; 3226 - aristizabal, Zury; 3246 - Lemar, Melinda; 3248 - Benejan, Tanairy; 3276 - CORTES, JUAN; 3342 - Arnold, Zachary; 3348 - Rivera Sanchez, Evelyn; 3370 - Lopez, Jasmine; 3391 - dixon, Jydasia; 3392 - Lersundy, Carlos; 3435 - Francis, Ricky; B151 - Johnson, Ray; C067 - Green, Joshua; E020 - Heckman, MARIA; E022 - Jackson, Sandra; E036 - Mcginnis, Terrance; E054 - Cisterna, Jorge; F087 - Wood, Patience; F117 - Mullings, Alexander; F125 - Diaz, Victoria; F134 - Porter, Ericka; F143 - ROSEVILLE, ISAIAH; F152 - Baker, Eric
PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:10 AM
Sale to be held at www.storagetreasures.com.
A021 - Mckinley, Willie; A028 - benitez, myrna; A029 - Capers, Yolonda; A034 - Shore Clean Solutions Dunwoody, Jimmi; A042 - Miner, Molly; A057 - Belancourt, Sam; A059 - Massie, Derra; A066 - Wilson, Jasmine; B018 - Threatt, Chequela; B019 - Morales-Espinoza, Adrian Adrian; B046 - Alvarez, Zahived Cancel; B066 - Drains one Mcclanahan, Steve; B079 - Saneus, Brandon; C014 - LANGBECKER, ELIZABETH; C018 - Bender, Brittany; C046 - shellman, Dedric; C055 - Piggott, Kiara; C061 - Buckley, Christopher; C080 - Hall, Celeste; C084 - Montesino, Carlos Calero; C097 - knighton, Stacey; C112 - Puntiel, Johnny; C116 - Wyche, Vemetria; C127 - Velez, Jose; D030 - Oliver, Pamela; D031 - Bethune, Anthony; D046 - Horton, Ernest; D063D - Torres, Giovanny; D064I - Mishiyev, Chichek; D068 - Brown, Kimberly; D072 - Buzek, Brandi; D092 - Clark, Antione; D111 - Solino, Keren; D125 - Hatcher, Nicole;D125,Hatcher,Sandra; D128 - Hall, Joshua; D133 - Brown, Gary; D135 - collison, Katie; E006 - Sawyer, Arlena; E014 - Ivey, Asher; E032 - Grimes, Sherri; E044 - Franklin, Alesha; E056 - Smith, Lakia T; E067 - Rolfe, Jasmine
PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 10:40 AM
Sale to be held at www.storagetreasures.com.
A015 - Koker, Jay; A017 - Coston, Dontavious; A032 - Carter, Mariez; A038 - Francis, Javid; A053 - Smith, donald; A057 - Nadeem, Sayyed; A077 - Harris, James; B005 - Robinson, Felton; B011 - Morris, Mada; B016 - Beckmeyer, Kelly; B038 - Jones, Howard; B044 - huber, Brittany; B050 - Holder, Clifton; B056 - Marino, Tatesha; B073 - Vinsky, Noah; B075 - Johnson, Anthony; C004 - Ramsay, Marcia; C012 - Williams, Sabrina; D004 - Mccoy, Christina; E007 - Stillings, Kendra; F012 - caban, Bryan; G004 - Mainer, Edrick; G038 - williams, jerome; G077 - Williams, mario; H071 - Jones, Horane; I010 - reyes, emily; I087 - Acree, Phillip; J004 - seaborn, Neffertiti; J006 - Williams, Amara; J065 - hicks, Makayla; J066 - Carley, Emoni; J067 - Green, Anita; P039 - Total Haul Solutions LLC Rodriguez, Ernesto
PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 10:50 AM
Sale to be held at www.storagetreasures.com.
0114 - Lewis, Phylena; 0115 - USF Sigma Chi Theta Beta sansaverino, lucas; 0221 - Bailey, Moneca D; 0252 - schepman, wayne; 0307 - stewart, Kenneal; 0334 - Harris, Christopher; 0339 - Rosario, Hector; 0342 - Smith, daeshel; 0343 - Veterans Hospital Booker, Myron; 0431 - cox, William; 0433 - Joseme, Molesse; 0437 - Molina, Reynaldo; 0452 - Exum, Britney; 0463 - Bonilla, Jazmin; 0521 - Williams, Ameera; 0536 - JORDAN, LINDA; 0538 - washington, tracy; 1025 - Burney, Amanda; 1034 - Bishop, Rynise; 1042 - archie, Katrice; 1071 - Mccabe, Destini; 1149 - Stephen, Angela; 1167 - Bell, Bobbi; 1205 - Martinez, Kelvin; 1243 - Elson, Shari; 1259 - Reed, Dwyane; 1276 - Jon, Aliyah; 1281 - Shell, Stephanie; 1302 - Lee, Brittany; 1344 - Robertson, Roshanda; 1364 - McBride, Priscilla; 1378 - Garcia, Rachelle; 1441 - Tunstall, Zariyah; 1473 - sloan, Lindsey H; 1478 - Zaslavsky, Dennis; 1482 - Meyer, Thomas; 1499 - Jones, Kera
PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277
Time: 10:50 AM
Sale to be held at www.storagetreasures.com.
1046 - Pettus, Kelly; 1092 - nance, Shakema; 1119 - Fratello, Caeley; 1127 - Coote, Noel; 1130 - Funk, Bryan; 1144 - Sexton, Lauren A; 1154 - torres, Claudio; 1163 - Drymon, Angela; 2018 - Cromartie, Louvena; 2061 - Bibbs, Zhane; 2068 - Ravnell, Keshia; 2117 - Rojas, Shimika Deal; 2120 - rodriguez, Victor; 2149 - Samson, Lashina; 2162 - Rook, Cynthia R; 2177 - Almaguer, Randy; 2186 - doctor, Nazaria; 3034 - Nelson, Virginia; 3037 - craig, Marsha; 3047 - Igilov, Daniel; 3050 - sanchez, Melissa; 3052 - Hymes, Felicia; 3056 - kelly, Nyesha; 3059 - III, Antonio Alvarez; 3070 - Reyes, Ada; 3093 - White, Dominique; 3100 - Manners, Meredith; 3116 - Cintron, Milmarie; 3129 - Williams, Rakisha; 3140 - Rivera, Nicky; 3160 - Lacombe, Job; 3188 - Gonzalez, Amy
PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0127 - Danford, douglas; 0149 - Carr, Mark; 0205 - Elliott, Levi; 0237 - Spells, Arnette; 0244 - Santiago, Jose Francisco; 0326 - Maniaci Hansell, Dawn Marie; 0335 - Malave, Anna; 0405 - johnson, sonja; 0420 - Williams, Deandre; 0427 - Jackson, Kee; 0512 - McCray, Stepfon; 0559 - Francia, Diana; 0605 - Llanes, Odalis; 0633 - Hernandez, Mariel; 0649 - Francia, andrea; 0679 - Mobley, Lace; 0707C - Ricks, Jordan; 0816 - Diaz, Maria; 1056 - Cisnero, Jordanys; 1058 - Suarez, Glenda; 1060B - Woodward, Brian
PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
A004 - Tanglewood South Services Tyson, Howard; A008 - Campbell, Daniel; A030 - Crockett, Christopher; A045 - Rashad, Hasante; C002 - Monroe, Tameka; C004 - Bostick, Atara; C018 - trask, jason; C021 - Nitche, Theresa; C028 - Thurston, Roshaunda; C053 - Lawrence, Toshaunti; D001 - coffin, raven; E005 - spellers, Pamela; E014 - mcclennan, Nickloas; E027 - Hunter, Julia; E044 - Wellington, Carissa; E063 - Baker, Sharqil; E086 - Johnson, Tawanda; E089 - Shockey, Kimberly; E091 - Norwood, Kerrelle; E096 - Ahmed, Sifat; E116 - Williams, Destiny; E124 - brown, James; E139 - Winston, Nathan; E156 - Burney, Rudolph; E158 - White, Gwendolyn; E161 - stewart, Andre; E162 - Crockett, Christopher; E172 - Absolute Care Services of Central Florida LLC Lockley, Kiashan; E180 - Mcmillan, Jj; E192 - dunbar, Shawn; E196 - Bell, Malcolm; E202 - vazquez, lisset; E206 - Williams, Nichole; F012 - whaley, Alasha; F013 - Taylor Professional Relocators and Installation Taylor, Edward; F057 - Curtis, Douglas; F061 - Hayajna, Qais; F069 - Williams, Laryssia; G023 - artis, Romily; G032 - Pomales, Chasity; G059 - Kelly, James key; G061 - jean, Evenx; G071 - Henley, Shannon; H012 - Jenkin, Hupert; H014 - Stevens, Charles; H033 - Hornsby, Greyanta; H041 - deak, rhonda; J008 - luney, Ricardo; J017 - Adams, Freddie; J019 - HARPER, TAMESHA A; J034 - Jones, Roquesha; J042 - Billups, Teranisha; J046 - smith, Chakearia; J051 - Perichi, Xiomara; J059 - Sullivan, Justin; J061 - Thomas, Laquanza
PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
0107 - III, Lucius Gibson; 0219 - POWELL, WILLIAM; 0222 - III, Lucius Gibson; 0326 - Davis, Jeffrey; 0446 - Barrett, Jacqueline; 1028 - Shepard, Celeste; 1032 - Wilson, Denster; 2028 - III, Lucius Gibson; 2035 - Agosto, Idimaris Rivera; 3004 - Johnson, Benjamin; 3169 - III, Lucius Gibson; 3212 - Rivera, Yasmine Fermin; 3234 - Rodriguez, Linda
PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 11:10 AM
Sale to be held at www.storagetreasures.com.
A0106 - Margarit, Ray; A0116 - Wilensky, Yogibel; A0204 - Mitchell, Bonnie; A0234 - Danz, Jose; A0300 - Pabst, Lauren; A0362 - Baez, Richard; A0482 - Dallas, Jacoby; A0500 - Pierce, Thomas; A0521 - Vanterpool, Alycia; A0541 - Camay, Luciano; A0562 - Francia, Andrea; C0609 - Garrison, Tara; C0619 - Mercado-Garcia, Annmarie; C0623 - Ramirez, Ashley; C0676 - Allen, Kathaddaus; C0706 - Myles, Jateajha
PUBLIC STORAGE # 30171, 4120 E 10th Ave, Tampa, FL 33605, (813) 565-3706
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
A02 - Hudge, Joyce; A20 - Williams, Damon; A26 - Gray, Lauren; A31 - Kinscy, Jeremy; A32 - Roundtree, Howard; A34 - Roundtree, Howard; B14 - HICKS, HERSHEL; B19 - HICKS, HERSHEL; B30 - Bacon, Ife; B36 - Dowdell, Adrienne; B49 - Jolly, Iesha; B57 - Williams, Shawn; B59 - Gray, Lauren; B62 - Jackson, Cheyrron; B63 - HARRIS, KIMECA; B64 - Johnson, Lovell; C08 - Gabbard, Sunshine; C10 - Plair, Marcus; C12 - Gabbard, Sunshine; C16 - MCDANIELS, JAMES; D19 - LUBRANO, JOSE; D24 - LUBRANO, JOSE; D38 - Gabbard, Sunshine; D57 - sims, Rashad; D68 - Mitchell, Leroy; E09 - NEWBERRY, IRENE; E10 - Turner, Ebony; E14 - Singleton, Pamela; E24 - Harrell, Lena; E42 - McDANIELS, PATRICIA RAMROOP; E53 - Lewallen, Tiffanie; E66 - Lockhart, Roger; F40 - Lovett, Dosha; F44 - ROBINSON, TAMI; G05 - Simmons, Mallie; G06 - Hedert, Kyle; G08 - ABRAHAM, BOBBY RAY; G14 - Clemens, William; G15 - Mccrea, Geonna; H06 - Howard, Michael; H37 - Whaley, Veronica; I08 - Hughes, Michael; I46 - Knight, Tammy; J16 - Miller, Mauresa; J24 - Perez, Joseph; J30 - GAMBLE, LEATHA; J40 - dorcelus, roots; J55 - Baker, Jessica; P67 - Simmons, Mallie
PUBLIC STORAGE # 30169, 815 North 26th Street, Tampa, FL 33605, (813) 522-5952
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
0213 - Williams, Jeromecia; 0218 - Harvey, Latajua; 0223 - Whitehead, OBIE; 0253 - Lopez, Eric; 0262 - Glasgow, Tevin; 0266 - Maxwell, Marquis; 0274 - riddell, Jaid; 0400 - Sarofian, Casey; 0427 - Cane, Corey; 0445 - Wilson, Demark; 0456 - Nick, Lloyd; 1016 - Cumba, John; 1043 - Lynch, Melanie; 1046 - Jones, Yvonne; 1073 - Saber, Christine; 1100 - Scott, Shaqwan; 1114 - Blackellar, Jermaine; 1118 - Inoa, Joel; 1141 - Coachman, Joshua (Jay); 1142 - Coachman, Joshua (Jay); 1167 - De Jesus, Jose; 2011 - Rosine, Trevor; 2019 - Willis, Shenna; 2033 - Davis, Darius; 2046 - Williams, Raquel; 2057 - Watts, Nateavia; 2089 - Nash, Ronald; 2102 - Garcia, Tony; 2104 - Self, George; 2141 - Wickliff, Sabrina; 2175 - Barrena, Adrienne Nadean; 2178 - Hosseininia, Seyed; 3014 - Green, DeLores; 3026 - Lane, Tarvis; 3035 - Harris, Murshawn; 3051 - Santiago Acevedo, Jeremy; 3069 - Peacock, DAndre; 3143 - VanValkenburg, Martin; 3157 - Moore, Debora; 3174 - Riefkohl, Elaine; 3177 - Brown, Meosha

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

November 6, 13, 2026 26-04176H

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1067 - Katje, Kristy; 1071 - Gomez, Elkin; 1131 - Raaheim, Felix; 2102 - Chang, Philip; 2114 - Roberts, Madysen; 2167 - Nonnenberg, Janae; 2192 - kavanagh, bart; 3080 - Niziolek, Nathan; 3132 - Adams Acuity adams, kenneth; 3138 - Brookins, Tynesha; 3162 - Nettles, Eva; 3206 - Nance, Katina
PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0831 - pena, Yolaine; 0842 - Saxby, Tara; 0846 - ochoa, Yadier justo; 1116 - Anchondo, Joe; 1219 - Lemke, Olivia; 1237 - Gonzalez, Karen; 1254 - Guia, Jansiel; 1333 - Field, Lisa; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1476 - Anchondo, Debra; 1477 - Pluguez, Bryan; 1493 - cordova, Angelo; 1509 - Myles, JACE; 1532 - Nix, Joseph; 1559 - EVANS, BRADLEY; 1604 - Parsons, Kenneth; 1653 - Gregor, Dennis; 9011 - Solarte, Harold A
PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
1038 - Murphy, Diamond; 1075 - Abati, Cynthia; 1076 - House, Jammece; 1090 - calzadilla, Yoandra; A002 - Baez, Ashley Mary; A010 - Etienne, Shalda; A014 - Boyle, Shery A; A016 - Ziadie, Yolanda; B011 - Cannon, Danny; C024 - Guerra, Emilio; C028 - Soto, Gisselle; C046 - Alves, Chanan; D033 - arriera, David; F004 - Corley, Louis; F008 - LODOVICI, Albert; F016 - Sudney, Brian; F030 - Ruiz, Sorany; F031 - fuentes, Maria; F039 - Carr, Lisa; F041 - moreno, Saul
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A026 - Qarles, John; B049 - slade, Gavin; B057 - Nelson, Cortland; B060 - Leuck, Matthew; C015 - True Food Kitchen Midtown Largent, Matt; E114 - Jones, KVon; G007 - O'Connor, Robert; G120 - Mitchell, Thomas; G124 - Myrick, Terry
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
1063 - Cramer, Brian; 1104 - Bishop, Judith; 1116 - Santiago, Gabriela; 1125 - Geffrard, Therescinya; 1127 - Luna, Arthur; 1158 - Sinn, Lacie; 2032 - McQuay, Marla; 3010 - Afik, Maya; A030 - Cordova, Alejandro; A079 - Monroe, Kenya; C301 - Ivanovic, Radovan; C354 - Soto, Edwin; D415 - Alonso, Eduardo; D430 - Nate, Pete; E517 - Ducos, Ruth Alvarez; E530 - Monahan , Leo; E538 - Trotman, Anika; E561 - HTG Motor Sports Battiste, Adrian; F652 - Waltkins, Mark; G706 - OConner, Hannah
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1005 - rojas, Frankie; 101A - Arroyo, Ruth; 1029 - Strain, Randal; 1041 - Johnson, Rebecca; 1284 - Madiedo, Joseph; 1287 - Arroyo, Andrea; 205 - Nunez, Mauricio; 217 - Weeks, Nakoma; 368 - Campbell, Dominique; 713 - Hayes, Julian; 728 - II, Will McLuckie; 776 - King, Candice; 826 - Mazili, Kimberly D; 833 - Mazili, Kimberly D; 908 - jelks, Iphed; 931 - Harbart, Tamara
PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
1116 - Largel, Alex; 1123 - fines, karla; 1156 - Nunez, Maria; 1164 - Smith, Kaila; 1325 - Gonzalez, Janisleidy Leon; 1402 - Gonzalez, Janisleidy Leon; 1528 - Graham, Tajh; 2016 - Pachowicz, Dillon; 2033 - Figueroa, Alyssa; 2052 - Rodriguez Diaz, Rancel; 2057 - Blandon, Moises; 2087 - Cruz, Mysael; 2132 - Blandon, Moises; 2155 - williams, lamarn; 2195 - Florence, Brandon; 4101 - LaVoie, Lara; 4400 - Robles, Dominick; 4414 - Francia, Jdyn; 5012 - jimenez, Juan poveda; 5106 - Collazo, Alex; 5107 - Ginyard, DAndre; 5119 - Race, Jennifer; 5310 - torres, Juan; 5421 - Villagomez, Brian
PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1004 - gardner, aysha; 1011 - WILLIS, JEFFREY; 2002 - Nelson, Glen; 2162 - Sussman, Terri; 3007 - joseph, Miquelange; 3032 - ONeal, Paul; 4039 - Horton, Felicia; 4138 - Thomas, Ashley; 5025 - Asongna-Morfaw, Tanka; 5098 - Hawkins, Alicia; 5162 - Zukowska, Katarzyna; 5188 - Shuman, Marla
PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1021 - Terry, Ursula; 1063 - CONLEY, MAEGAN; 1072 - Cruz, Misty R; 1074 - Collins, Sherrie; 1112 - Ranftle, Brian; 1114 - Figueroa, Diana; 1143 - Vargas, Mickey; 1165 - RILEY, JOHN; 1194 - Mackey, Maribel; 1235 - Grajales, Geraldo; 1248 - figueroa, vanessa; 2018 - Klapproth, Donald; 2036 - CONLEY, MAEGAN; 2214 - Rosa, Yinette; 2317 - Whitfield-Bush, Ciera R; 2375 - Mehl, Candyce
PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
1007 - Jackson, Justin; 1065 - Stutler, Zach; 1066 - miller, Marzell; 2008 - soluri, paul; 2029 - Brown, Carl; 6065 - Arnold, Alicia; 6074 - Powell, Jaleel; 7013 - Soluri, Paul J; 7016 - Keaton, Earl; 7060 - Jackson, Harriett; 7092 - Broomall, Alistair; 8014 - Harris, Charles; 8098 - Sims, Robert; 8103 - Patel, Ankoor

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November 6, 13, 2026 26-04175H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the **"Board"**) of the Waterleaf Community Development District (the **"District"**) will be held on **November 18, 2026 at 6:00 p.m.** at the Riverview Public Library, Room 109, 9951 Balm Riverview Rd., Riverview, FL 33569. 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"**).

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Richard McGrath, District Manager
November 6, 2026 26-04166H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002472
IN RE: ESTATE OF FREDY SALVADOR RUIZ-RAMIREZ,
Deceased.

The administration of the estate of FREDY SALVADOR RUIZ-RAMIREZ deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is November 6, 2026.

Personal Representative:
SOCORRO RAMIREZ
9317 NORTH 26TH STREET
TAMPA, FLORIDA 33612
Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
November 6, 13, 2026 26-04168H

FIRST INSERTION

NEW PORT – TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (**"Board"**) of the New Port – Tampa Bay Community Development District (**"District"**) will hold a Workshop meeting and Board of Supervisors meeting on **Thursday November 19, 2026, at 10:00 a.m.** at **Jan Kaminis Platt Regional Library, 3910 S. Manhattan Avenue, Tampa, FL 33611.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Phone: (407) 723-5900 (**"District Manager's Office"**) during normal business hours or from the District's website at www.newporttampabaycdd.com.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Jane Gaarlandt, District Manager
November 6, 2026 26-04228H

FIRST INSERTION

LAND RESERVE STEWARDSHIP DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Land Reserve Stewardship District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on December 9, 2026 at 10 a.m., at Holiday Inn Express & Suites Ruskin-Sun City; 226 Teco Rd. Ruskin, FL 33570.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, water, sewer and reclaimed water systems, stormwater management, trails, landscape, streetscape, signage, electric, street lighting, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at PFM Management Services, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, 407-723-5900, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

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

Vivian Carvalho, District Manager
November 6, 13, 20, 27, 2026 26-04165H

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP
K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the K-Bar Ranch Community Development District will hold an Ethics Training Workshop on November 16, 2026, at 6:00 PM at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647.

The purpose of the workshop is to review ethics rules for public officials. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The Board of Supervisors will not take any action at this workshop. The workshop may be continued to a date, time, and place to be specified at such meeting.

A copy of the agenda for the workshop may be obtained from the District Manager, via email at David@hikai.com, Phone (813) 565-4663, during normal business hours or from the District's website at www.kbarranchcdd.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

K-Bar Ranch CDD
David Wenck, District Manager
November 6, 2026 26-04241H

FIRST INSERTION

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

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

DATE: November 30, 2026
TIME: 2:00 p.m.
PLACE: Courtyard by Marriott Tampa
4014 Tampa Road
Oldsmar, Florida 34677

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

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

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

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

District Manager
November 6, 13, 2026 26-04211H

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Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer
LV4769

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER: 26-CP-002562
JUDGE:
CATHERINE MARIE CATLIN
IN RE: ESTATE OF
KATHY LANISE LOFTIS,
Deceased.

The administration of the estate of Kathy Lanise Loftis, deceased, whose date of death was June 26, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division; the address of which is 2144 Fletchers Point Circle, Tampa, Florida 33613. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT ALLOWED 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 the first publication of this notice is November 6, 2026.

Personal Representative:
Jason Loftis
8751 E Mile 6 Rd.
Palmer, Alaska 99645

Attorney for Personal Representative:
Kristen D. Montgomery, Esq.
Demesmin & Dover, PLLC
1650 SE 17th St.
Fort Lauderdale, FL 33316
November 6, 13, 2026 26-04196H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP-003008
IN RE: ESTATE OF
MARTIN D. SPIERS
Deceased.

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

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

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

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

The case number and decedent's name are: MARTIN D. SPIERS, File Number 2026CP-003008.

The address of the court where this probate is pending is: Circuit Court for Hillsborough County, 301 North Michigan Avenue, Room 1071, Plant City, FL 33563.

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

Date of death of the decedent is: 07/21/2026

The date of first publication of this notice is: November 6, 2026

The second week of publication is: November 13, 2026

Personal Representative(s):
Rose, E. Spiers

Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
November 6, 13, 2026 26-04206H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003189
IN RE: ESTATE OF
ANASTASIA NICOLE ZERVAKIS,
Deceased.

The administration of the estate of ANASTASIA NICOLE ZERVAKIS, Deceased, whose date of death was March 14, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

TIFFANY MARY VIZZARI,
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
November 6, 13, 2026 26-04183H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003653
Division Probate
IN RE: ESTATE OF
JOHNNIE DEE SAUNDERS
(AKA JONNIE DEE SAUNDERS),
Deceased.

The administration of the estate of Johnnie Dee Saunders (aka Jonnie Dee Saunders), deceased, whose date of death was November 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillborough County. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
/s/ Jeanette C Wilkes
Jeanette C Wilkes
8303 Carriage Pointe Drive
Gibsonton, FL 33534

Attorney for Personal Representative:
/s/ James K. Purdy
James K. Purdy
E-Mail Addresses:
jim@thepurdyfirm.com
probate@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270
November 6, 13, 2026 26-04210H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003476
IN RE: ESTATE OF
JACK EDWARD
RUTHERFORD, II,
Deceased.

The administration of the estate of JACK EDWARD RUTHERFORD, II, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 6, 2026.

JACK EDWARD
RUTHERFORD, III
Personal Representative
6901 N. Duncan Avenue
Tampa, FL 33604

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
November 6, 13, 2026 26-04227H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003690
Division A
IN RE: ESTATE OF
JOHN MICHAEL CSIZMADIA, JR.,
Deceased.

The administration of the estate of JOHN MICHAEL CSIZMADIA, JR., deceased, whose date of death was August 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 6, 2026

JULIANNE C. BISHOP
Personal Representative
828 Chipaway Dr.
Apollo Beach, FL 33572

JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
November 6, 13, 2026 26-04205H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 29-2026-CP-003130
Division B
IN RE: ESTATE OF
STELLA WALKER A/K/A
STELLA CHOCIEMSKI WALKER
Deceased.

The administration of the estate of Stella Walker a/k/a Stella Chociemski Walker, deceased, whose date of death was July 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
Robert Karl Peters
1136 Veranda Ct
Curtis Bay, Maryland 21226

Attorney for Personal Representative:
R. Nadine David, Esq., Attorney
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
November 6, 13, 2026 26-04167H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002999
IN RE: ESTATE OF
ANTHONY NACY DEMA
a/k/a ANTHONY N. DEMA
Deceased.

The administration of the estate of Anthony Nacy Dema a/k/a Anthony N. Dema, deceased, whose date of death was February 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
Ryan A. Doddridge
6337 Grand Boulevard
New Port Richey, Florida 34652

Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS
& DODDRIDGE, PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
November 6, 13, 2026 26-04208H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003220
Division.: A
IN RE: ESTATE OF
RICHARD G. SIMMONS
Deceased.

The administration of the estate of Richard G. Simmons, deceased, whose date of death was August 3, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
KARLA MARIE CAROLAN
3905 Crescent Park Drive
Riverview, Florida 33578

Attorney for Personal Representative:
KARLA MARIE CAROLAN
Attorney
Florida Bar Number: 00055321
ALL LIFE LEGAL PA
3905 Crescent Park Drive
Riverview, FL 33578
Telephone: (813) 671-4300
Fax: (813) 671-4305
E-Mail: kmcarolan@alllifelegal.com
Secondary E-Mail:
courtfiling@alllifelegal.com
November 6, 13, 2026 26-04195H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20078_V28

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3317
IN RE: ESTATE OF FRANCISCO LUGO, JR., Deceased.

The administration of the estate of FRANCISCO LUGO, JR., deceased, whose date of death was July 26, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 6, 2026.

CARMELINA RODRIGUEZ
Personal Representative
63 Winter Ridge Road
Winter Haven, FL 33881

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
November 6, 13, 2026 26-04221H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003675
IN RE: ESTATE OF JACK DOYLE BROWN, Deceased.

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

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

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

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

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

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

The date of first publication of this notice is: November 6, 2026.

PATTI DOUGLAS
Personal Representative
6120 Kiteridge Drive
Lithia, FL 33547

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
November 6, 13, 2026 26-04238H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003253
IN RE: ESTATE OF MICHAEL ALAN WEEKS, Deceased.

The administration of the estate of MICHAEL ALAN WEEKS, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 6, 2026.

RICHARD WEEKS
Personal Representative
2138 Tarragon Lane
New Port Richey, FL 34655

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
November 6, 13, 2026 26-04224H

FIRST INSERTION

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

The administration of the estate of PAMELA A. BRAYTON a/k/a PAMELA BRAYTON, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File Number 26-CP-003411, the address of which is Hillsborough County Clerk of Court, 419 N. Pierce St., Tampa, FL 33602. The name and address of the Personal Representative and of the Personal Representative's attorneys are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 November 6, 2026.

PATRICK J. MANLEY,
Personal Representative
1140 Greenwood Glen
Endwell, NY 13760

JOHN B. GIBBONS, ESQUIRE,
ATTORNEY FOR PERSONAL REPRESENTATIVE
jgibbons@darroweverett.com
Florida Bar No. 242901
DARROWEVERETT LLP
201 E. Kennedy Blvd.,
Ste. 600
Tampa, FL 33602
PH (813) 314-4500
FAX (813) 314-4555
November 6, 13, 2026 26-04223H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 26-CP-003148
IN RE: THE ESTATE OF VICTORIANO RODRIGUEZ MERCADO, Deceased.

The administration of The Estate of VICTORIANO RODRIGUEZ MERCADO, whose date of death was 9/14/2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 6, 2026

Personal Representative is:
NIDIA IRIS LUGO CANDELARIA a/k/a Nidia I. Lugo
2118 UNITY VILLAGE DR.,
RUSKIN, FL, 33570-5852

/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
November 6, 13, 2026 26-04207H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2026- CP-003557
DIVISION: A
IN RE: STEVEN WILLIAM BEYER Deceased.

The administration of the estate of STEVEN WILLIAM BEYER, deceased, whose date of death was August 10, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2026- CP-003557; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS NOVEMBER 6, 2026.

Personal Representative
STEVE HUGH BEYER
4719 Lawn Ave.
Tampa, FL 33611

Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
November 6, 13, 2026 26-04182H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number: 26-CP-003562
IN RE: ESTATE OF LINDA KAY OLIVER, Deceased.

The administration of the Estate of LINDA KAY OLIVER, Deceased, whose date of death was November 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. BOX 3360, Tampa, FL 33601. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

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

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

The date of first publication of this Notice is November 6, 2026.

Personal Representative:
ROY G. OLIVER
1927 SPARKMAN ROAD
PLANT CITY, FL 33566

Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF
BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
November 6, 13, 2026 26-04197H

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CA-006060
Honorable Judge: Mark R. Wolfe
PLANET HOME LENDING, LLC
Plaintiff, vs.
DERRICK MEREDITH SR; LEISA MEREDITH; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; MIRA LAGO WEST HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 27, 2026, in the above-styled cause, Victor D. Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realforeclose.com at 10:00 A.M. on January 25, 2027, the following described property:

LOT 464, MIRA LAGO WEST PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 56 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL ID: 031581-0810
COMMONLY KNOWN AS: 414 19th Street NW, Ruskin, FL 33570

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

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

Dated this October 30, 2026

/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
November 6, 13, 2026 26-04179H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-009465
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, v.
EMMANUEL PIERRE, CHINETHA SOULE DEABLO PIERRE A/K/A CHINETHA SOULE DIABLO PIERRE, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on October 1, 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 23, 2026, the following described property:

LOT 1 OF BLOCK 38, IN TEMPLE CREST SUBDIVISION, UNIT #2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 8318 N 46TH ST, TAMPA, FL 33617

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

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

Cody J. Liese
Cody J. Liese, Esq.
FL Bar #: 1002491
MARINOSCI LAW GROUP, P.C.
Attorneys for Plaintiff
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-04795
November 6, 13, 2026 26-04171H

Q&A

What is a public notice?

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

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

LV18237_V34

--- SALES ---

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.: 16-CA-010362
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1,
Plaintiff, VS.
JULIO C. OBEDIENTE A/K/A JULIO C. O'BEDIENTE; ELISA C OBEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC.; TAMPA PALMS OWNERS ASSOCIATION, INC.;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 2, 2023 in Civil Case No. 16-CA-010362, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1 is the Plaintiff, and JULIO C. OBEDIENTE A/K/A JULIO C. O'BEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC.; TAMPA PALMS OWNERS ASSOCIATION, INC. are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 2, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 33 IN BLOCK 2 OF TAMPA PALMS, 2C-UNIT 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66 ON PAGE 12, 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 29th 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/ Matthew Ciccio
Matthew Ciccio, Esq.
FBN: 103517
Primary E-Mail:
ServiceMail@aldridgepite.com
1092-9803B
Ref# 28619
November 6, 13, 2026 26-04181H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-007256
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2025-10,
Plaintiff, v.
SHILPA DILIP PATEL, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 29, 2026 and entered in Case No. 26-CA-007256 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein SUZI C. DESAI , SAURABH DILIPKUMAR PATEL , DILIPKUMAR J. PATEL AND SHILPA DILIP PATEL, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on December 28, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOTS 19, OF BELLA CASA, SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE 285 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 1818 BELLA CASA COURT, TAMPA , FL 33618 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd.,
Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
November 6, 13, 2026 26-04185H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-002318
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-INV1,
Plaintiff, v.
LONG & ASSOCIATE OF TAMPA, LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 16, 2026 and entered in Case No. 25-CA-002318 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein LONG & ASSOCIATE OF TAMPA, LLC, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on December 21, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 7, TAMPA PALMS 4A UNIT 1, A REPLAT OF A PORTION OF TAMPA PALMS UNIT 4, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 63, PAGE 30, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 6368 WEST MACLAURIN DRIVE, TAMPA, FL 33647 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
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Tara Rosenfeld, Esq.
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Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
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Rebecca E. Smith, Esq.
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Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
November 6, 13, 2026 26-04186H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-001671
Regions Bank dba Regions Mortgage,
Plaintiff, vs.
Erin E. Diehr a/k/a Erin Diehr, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-001671 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Regions Bank dba Regions Mortgage is the Plaintiff and Erin E. Diehr a/k/a Erin Diehr; Unknown Spouse of Erin E. Diehr a/k/a Erin Diehr; The Villas of Westshore Palms, Inc. a/k/a The Villas of Westshore Palms Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 1st day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, VILLAS OF WESTSHORE PALMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGE 7, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: A-21-29-18-92V-000000-00003.0

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

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

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

Dated this 2nd day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 23-F01854
November 6, 13, 2026 26-04209H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-7587
DIVISION: E
PENNYMAC LOAN SERVICES LLC.
PLAINTIFF, VS.
ROCIO M. RODRIGUEZ, BELTRAN, ET. AL.
DEFENDANT(S)

CASE NO. 25-CA-9397
consolidated to
CASE NO. 25-CA-7587
SLTATA INVESTMENTS LLC.
PLAINTIFF, VS.
TRUSTEEBIZ INC. AS TRUSTEE ONLY, UNDER THE MAY-2025 LAND TRUST
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff SLTATA INVESTMENTS LLC'S Motion to Reschedule Foreclosure Sale, dated October 29th, 2026, and a Final Judgment of Foreclosure dated August 24, 2026, entered in case having the lead case number 25-CA-7587 (consolidated with the abated case number 25-CA-9397), of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein SLTATA INVESTMENTS LLC is the Plaintiff and Trusteebiz Inc. as Trustee only under the May-2025 Land Trust, is the Defendant, Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on December 4th, 2026 at 10:00 AM, the following described property as set forth in said Final Judgment of Foreclosure, to wit:

LOT 4, BLOCK 26, OF HAMPTON PARK TOWNHOMES, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
More commonly known as: 12502 Castle Hill Dr., Tampa, FL. 33624 ("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 in accordance with Florida Statute, Section 45.031.

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 Coordination by letter, telephone or email: Administrative Office of the Courts, Attention: ADA Coordination, 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 Monday, November 2, 2026

Respectfully submitted
/s/ Joseph Martinez
Joseph Martinez, Esq.
Martinez Law
Attorney for Plaintiff
Florida Bar Number: 483990
12601 Gulf Blvd, Ste 6
Treasure Island, FL 33706
Telephone: (727) 363-1529
Fax: (813) 288-1520
E-Mail: jmartinez@mlaw.us
Secondary E-Mail: service@mlaw.us
November 6, 13, 2026 26-04216H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 22-CA-005754
LAKEVIEW LOAN SERVICING, LLC
Plaintiff(s), vs.
ERIC L. CALLOWAYAKA ERIC LEE CALLOWAY
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on November 1, 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 25th day of November, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ: THE EAST 68.0 FEET OF THE WEST 196.4 FEET OF THE NORTH 125.0 FEET OF LOT 1, BLOCK 22, BAYBRIDGE SUBDIVISION REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 4404 West Mcelroy Avenue, Tampa, FL 33611

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

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

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

Respectfully submitted,
/s/ Steven G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-001082-1
November 6, 13, 2026 26-04204H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-005908
ROCKET MORTGAGE, LLC , Plaintiff, VS.
MALKA R. SINGER; YISRAEL SINGER; SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 29, 2026 in Civil Case No. 26-CA-005908, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, ROCKET MORTGAGE, LLC is the Plaintiff, and MALKA R. SINGER; YISRAEL SINGER; SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; are Defendants.

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

LOT 1, BLOCK 17, DG FARMS PHASE 6A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE(S) 284 THROUGH 288, 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 30th day of October, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
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Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
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November 6, 13, 2026 26-04203H

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--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-010565
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
JIMMIE TRANSUE AND KRISTEN TRIPP AND ANTHONY TRIPP, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 01, 2026, and entered in 25-CA-010565 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JIMMIE TRANSUE; KRISTEN TRIPP; ANTHONY TRIPP 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 December 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, 12, 14, 16, 18, 20 AND 22, BLOCK 42, TAMPA TOURIST CLUB, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 3007 76TH ST, TAMPA, FL 33619

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 2 day of November, 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
25-358532 - NaP
November 6, 13, 2026 26-04236H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-002862
PACIFIC RBLF FUNDING TRUST, Plaintiff, v.
A&S TRUST PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated May 24, 2026, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated October 23, 2026, issued in and for Hillsborough County, Florida, in Case No. 25-CA-002862, wherein PACIFIC RBLF FUNDING TRUST is the Plaintiff, and A&S TRUST PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, A S PROPERTIES LLC, STANLEY FRIEDMAN, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., UNKNOWN TENANT #1 N/K/A JANE DOE and UNKNOWN TENANT #2 N/K/A JOHN DOE are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 23, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 14, BLOCK 3, SUN CITY CENTER UNIT 44-B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGES 38-1 AND 38-2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1526 Fort Duquesna Drive, Sun City Center, FL 33573

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

IMPORTANT

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

Dated This 3rd day of November, 2026.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
24-000705-1
November 6, 13, 2026 26-04231H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: B
CASE NO.: 26-CA-004782
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DOROTHY MARGARET REED; SUN CITY CENTER COMMUNITY ASSOCIATION, INC
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court for HILLSBOROUGH County shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 23 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10 AND AN UNDIVIDED 1/14TH INTEREST IN AND TO LOT 15, BLOCK H-H, DEL WEBB'S SUN CITY FLORIDA UNIT NO. 14, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 707 CHURCHILL PLACE, SUN CITY CENTER, FL 33573

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

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

Dated this 02 day of November 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
26-01809
November 6, 13, 2026 26-04217H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-000483
Truist Bank,
Plaintiff, vs.
Patrick Davis, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-000483 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Truist Bank is the Plaintiff and Patrick Davis; Danielle Dalton; Ballentrae of Hillsborough Homeowners Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 4th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 58, BLOCK 4, BALLENTRAE SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE(S) 151 THROUGH 161, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: 077432-1484

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

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

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

Dated this 2nd day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F04177
November 6, 13, 2026 26-04213H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: B
CASE NO.: 2025-CA-010032
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
NINA MARIE MORALES A/K/A NINA MORALES; UNKNOWN SPOUSE OF NINA MARIE MORALES A/K/A NINA MORALES; MASON ELLIOT CEBALLOS; UNKNOWN SPOUSE OF MASON ELLIOT CEBALLOS; MICHAEL NICOLAS CEBALLOS; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC; AQUA FINANCE, INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 2nd day of November 2026, in Case No. 25-CA-010032, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORTGAGE LLC, is the Plaintiff and NINA MARIE MORALES A/K/A NINA MORALES; MASON ELLIOT CEBALLOS, A MINOR, BY AND THROUGH PARENT AND NATURAL GUARDIAN MICHAEL CEBALLOS; MICHAEL NICOLAS CEBALLOS; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC; AQUA FINANCE, INC, are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 30th day of November 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 92, OF CREEK PRESERVE PHASES, 2, 3, AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 16621 SUNBURST LAKE STREET, WIMAUMA, FL 33598

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

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

Dated this 3rd day of November, 2026.

/s/ Tephaine Whitmore
Tephaine Whitmore, Esq.
Fla. Bar Number: 57938
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311 |
Fax: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516:
service@delucalawgroup.com
25-06716
November 6, 13, 2026 26-04226H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-002497
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
KRYSTAL WILLIS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 02, 2026, and entered in 25-CA-002497 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and KRYSTAL WILLIS; UNKNOWN SPOUSE OF KRYSTAL WILLIS; SHAWNA HAZELTINE; CALUSA TRACE 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 38 OF CALUSA TRACE UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 18554 KINGBIRD DRIVE, LUTZ, FL 33558

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 2 day of November, 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
25-274817 - MiM
November 6, 13, 2026 26-04237H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2026-CC-003804
TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
RAFIK BROOKS,
Defendant.

Notice is hereby given that pursuant to the Order Resetting sale entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 2026-CC-003804 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

Lot 1, OF TRIPLE CREEK PHASE 4 VILLAGE J. according to the plat there of as recorded in Plat Book 135, Pages 169 through 182, inclusive, of the Public Records of Hillsborough County, Florida.
PARCEL ID NO.: 077690-6702 ("Property")
Property Address: 12511 Triple Creek Boulevard, Riverview, FL 33579

at public sale, to the highest and best bidder for cash at 10:00 a.m. on November 26, 2026. The sale shall be conducted online at http://www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 28th day of October 2026.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service: pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ D. Jefferson Davis
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
D. Jefferson Davis,
Florida Bar No.: 0073771
10543-131
November 6, 2026 26-04170H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CC-31550
WHISPERING OAKS OF TAMPA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ADARIUS TAYLOR and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

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

Unit G, Building 65, of WHISPERING OAKS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 16059, Page 616, and all subsequent amendments thereto, together with its undivided share in the common elements, of the Public Records of Hillsborough County, Florida.
Property Address: 2521 Cedar Cypress Court, #202, Tampa, Florida, 33618

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on December 18, 2026.

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

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

Dated this 4th day of November, 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
November 6, 13, 2026 26-04232H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-CC-43050
Division: N
COAH II, LLC,
Plaintiff, vs.
HALEY DIANE VRIENDS and MICHELLE LATRICIA HAMM,
Defendants.
TO: HALEY DIANE VRIENDS
RESIDENCE: ORANGE COUNTY, FLORIDA
LAST KNOWN ADDRESS(ES): 2681 Graywall Ave., Ocoee. FL 34761

YOU ARE NOTIFIED that a Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication to Jesse L. Ray, Esq., Plaintiff's Attorney, whose address is 13014 N. Dale Mabry Hwy. #315, Tampa, Florida 33618, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated this day of OCT 29 2026.

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

Jesse L. Ray, Esquire
jray@jesseleeray.com
JESSE LEE RAY
ATTORNEY AT LAW, P.A.
13014 N. Dale Mabry Hwy. #315
Tampa, Florida 33618-2808
Secondary: efile@jesseleeray.com
November 6, 13, 2026 26-04191H

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2026CA008486
MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
LEIGH E. HARWELL,
Defendant.
TO: Leigh E. Harwell
8647 Turnstone Shore Ln
Riverview, FL 33578

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

Lot 2, Block 7, MAGNOLIA PARK, SOUTHEAST "E", according to the plat thereof, as recorded in Plat Book 116, Page(s) 126 through 131, 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, CHAD SWEETING, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, 12/04/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

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

DATED: OCT 29 2026

Victor D. Crist
CLERK OF THE COURT
(SEAL) By: Patricia Rorer
Deputy Clerk

CHAD SWEETING, ESQUIRE,
Plaintiff's Attorney,
ARIAS BOSINGER, PLLC,
280 W. Canton Avenue, Suite 330,
Winter Park , Florida 32789
November 6, 13, 2026 26-04212H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-008889
DIV: A
ZARAY VIRLA RODRIGUEZ
Plaintiff(s), v.
SANTOS RENE ARDON GALINDO, if living, and if dead, or if not known to be dead or alive, his unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all other persons claiming by, through, under, or against him, and all persons having or claiming any right, title, estate, lien, or interest in subject property
Defendant(s).
TO: ALL DEFENDANTS NAMED OR DESCRIBED IN THE ABOVE CAPTION.
RESIDENCES AND ADDRESSES UNKNOWN.

YOU ARE NOTIFIED that an action to quiet title to the following real property situated in Hillsborough County, Florida, and to determine and extinguish Defendants' adverse claims to the property, has been filed against you:

Lot 107, of Warner Subdivision, According to the plat thereof as recorded in Plat Book 9, Page 28, of the Public Records of Hillsborough County, Florida.
Parcel ID: A161465-0000
Property Address: 805 East Broad Street, Tampa FL 33604

and you are required to serve a copy of your written defenses, if any, to it on Eric J. Hall, Esq., the Plaintiff's attorney, whose address is 2114 W. Columbus Dr., Tampa, FL 33607, on or before December 3, 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.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in 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 will be published once a week for four consecutive weeks in the Business Observer.

Date: 10/28/2026

Victor D. Crist
As Clerk of the Court
(SEAL) By: CATHERINE CASTILLO
As Deputy Clerk

Eric J. Hall, Esq.,
the Plaintiff's attorney,
2114 W. Columbus Dr.,
Tampa, FL 33607
Nov. 6, 13, 20, 27, 2026 26-04180H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-008108
CLICK N' CLOSE, INC.,
Plaintiff, v.
ENRIQUE SEGUNDO MORAN RINCON, et al.,
Defendants.
Angelica Maria Urdaneta Atenci a/k/a Angelica Maria Urdaneta Atencio
12520 Saint Charlotte Drive
Tampa, FL 33618
Angelica Maria Urdaneta Atenci a/k/a Angelica Maria Urdaneta Atencio
15501 Bruce B Downs Blvd., Apt. 1501
Tampa, FL 33647
Angelica Maria Urdaneta Atenci a/k/a Angelica Maria Urdaneta Atencio
14606 N 42nd St., Apt. 227
Tampa, FL 33613
Enrique Segundo Moran Rincon
12520 Saint Charlotte Drive
Tampa, FL 33618
Enrique Segundo Moran Rincon
15501 Bruce B Downs Blvd., Apt. 1501
Tampa, FL 33647
Enrique Segundo Moran Rincon
14606 N 42nd St., Apt. 227
Tampa, FL 33613
Stephen P. Naminsky, Individually and as Trustee of the Stephen P. Naminsky Revocable Living Trust, UTD 06/06/22
1004 W Chatham Dr
Payson, AZ 85541
Stephen P. Naminsky, Individually and as Trustee of the Stephen P. Naminsky Revocable Living Trust, UTD 06/06/22
2606 E Elk Run Ct.
Payson, AZ 85541
Unknown Spouse of Stephen P. Naminsky
1004 W Chatham Dr
Payson, AZ 85541
Unknown Spouse of Stephen P. Namins
2606 E Elk Run Ct.
Payson, AZ 85541

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

Beginning at the Southeast corner of Lot 3, Block 1, GREENMOOR GROVE UNIT No. 1, according to map or plat thereof recorded in Plat Book 40, Page 86, Public Records of Hillsborough County, Florida for a Point of Beginning; thence South 80°57'04.5" West (assumed bearing) a distance of 63.17 feet; thence South 72°41'36" West, a distance of 27.68 feet; thence North 04°39'36" West, a distance of 115.58 feet to a point on curve; thence on an arc of 36.06 feet with a radius of 175.0 feet, subtended by chord of 36.01 feet, chord bearing North 78°47'17.5" East to a point of tangency; thence North 84°41'36" East, a distance of 53.0 feet; thence South 5°18'24" East, a distance of 109.40 feet to the Point of Beginning.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this day of 10/23/2026.

Victor D. Crist
as Clerk of the Circuit Court of Hillsborough County, Florida
VICTOR CRIST
CLERK OF COURT
(SEAL) By: CATHERINE CASTILLO
CASE NUMBER: 26-CA-008108
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
November 6, 13, 2026 26-04220H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-002338
NEWREZ LLC
Plaintiff(s), vs.
JERRY CALANI; LISA MCCALLISTER; DAPHANE MCLENDON; WANDA MCLENDON; THE UNKNOWN SPOUSE OF MARY LOU HORNLIEN F/K/A MARY LOU SCHMIDTETTER; MICHELLE RENEE CHRISTIAN; STEPHANNIE CONNELL; JOANIE LEE LAWSON; DOROTHY WHIPPLE; GOODLEAP, LLC; ISPC; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JEFFERY MCLENDON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF DAPHANE MCLENDON; THE UNKNOWN SPOUSE OF JERRY CALANI; THE UNKNOWN SPOUSE OF LISA MCCALLISTER; THE UNKNOWN SPOUSE OF WANDA MCLENDON; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: DOROTHY WHIPPLE
LAST KNOWN ADDRESS: 117 MITCHELL BLVD GADSDEN AL 35904
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JEFFERY MCLENDON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN

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

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS: LOT 12, BLOCK 3, FOUR SEASONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50 PAGE 26 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 2009 North Johnson Street, Plant City, FL 33563

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

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

DATED this the day of OCT 23 2026.

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

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-000830-1
November 6, 13, 2026 26-04178H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-006753
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
JORGE DOMINGUEZ SANCHEZ; UNITED STATES OF AMERICA; YUDENIA MATAMOROS FERNANDEZ; ENFIN CORP.; THE UNKNOWN SPOUSE OF JORGE DOMINGUEZ SANCHEZ; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: JORGE DOMINGUEZ SANCHEZ
LAST KNOWN ADDRESS: 1812 EAST EMMA STREET TAMPA FL 33610
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF JORGE DOMINGUEZ SANCHEZ
LAST KNOWN ADDRESS: 1812 EAST EMMA STREET TAMPA FL 33610
CURRENT ADDRESS: UNKNOWN
TO: BARBARA ANN GONZALEZ, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF BARBARA ANN GONZALEZ AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
TO: JACK GONZALEZ, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JACK GONZALEZ AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN

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

LOT 17, BLOCK 2, BIG OAKS SUBDIVISION, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 30 ON PAGE 29 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 1812 East Emma Street, Tampa, FL 33610

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

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

DATED this the day of OCT 29 2026.

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

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-006801-1
November 6, 13, 2026 26-04225H

FIRST INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS PENDING ADOPTION
IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA
Case No.: 2026 DR 3413
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD
TO: Unknown
Hillsborough County

YOU ARE NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to Clay H. Whittaker, Esq. d/b/a Gulf Coast Adoptions, PLLC, as the Adoption Entity, and whose address is 30 S. Spring St. Pensacola, Florida 32502 (and phone number 850-999-7977), on or before 12/07/2026 and file the original with the Clerk of this Court at M.C. Blanchard Judicial Building, 190 W. Government Street, Pensacola, Florida 32502, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child is identified as follows:

Name: Baby Boy Lopez
Date of Birth: September 14, 2026
Place of Birth: BayCare Morton Plant Hospital, Clearwater, Pinellas County, Florida
Physical Description of Respondent Unmarried Biological Father:
Age: Unknown
Race: Unknown
Hair Color: Unknown
Eye Color: Unknown
Approximate Height: Unknown
Approximate Weight: Unknown
Potential Location: Hillsborough County

No further information or identifying characteristics of the unknown respondent unmarried biological father are known.

Hearing Date for Petition for Termination of Parental Rights Pending Adoption:

December 15, 2026 @ 9:00 A.M. C.S.T.
Judge R. Todd Harris
Join Zoom Meeting from Computer https://us02web.zoom.us/j/4419604993
Join Zoom Meeting from Telephone
Dial-in from telephone
+1 312 626 6799 US (Primary)
+1 929 205 6099 US (Secondary)
Meeting ID: 441 960 4993

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. The Court's primary phone number is 850-595-4400 and the Family Law Division phone number is 850-595-4331.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation 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.

Dated: 10/23/26

PAM CHILDERS,
CLERK & COMPTROLLER
CLERK OF THE CIRCUIT COURT
(SEAL) By: Dominick Brennan
{Deputy Clerk}
November 6, 13, 20, 27, 2026 26-04230H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: B
CASE NO.: 26-CA-008957
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA A. HARTLEY A/K/A GLORIA ANN HARTLEY, et al.,
Defendants.
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA A. HARTLEY A/K/A GLORIA ANN HARTLEY
603 ALLEGHENY DR , SUN CITY CENTER, FL 33573

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

LOT 43, BLOCK DB, OF DEL WEBB'S SUN CITY FLORIDA, UNIT NUMBER 30, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 92-1, 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 December 3, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 10/28/2026

VICTOR D. 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
26-03455
November 6, 13, 2026 26-04201H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003643
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2020-R2, MORTGAGE-BACKED NOTES, SERIES 2020-R2,
Plaintiff, vs.
ESTATE OF BARBARA A. PULLIN A/K/A BARBARA PULLIN, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF BARBARA A. PULLIN A/K/A BARBARA PULLIN, DECEASED; DAVID GONZALEZ; STEVEN ROYCE MARTINEZ; DAVID G. MARTINEZ; ELIZABETH KEHLE F/K/A ELIZABETH ANNE MARTINEZ; LUKE ADAM HUSTON; CHRISTOPHER MICAL MARTINEZ; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 8, 2026, entered in Civil Case No.: 26-CA-003643 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2020-R2, MORTGAGE-BACKED NOTES, SERIES 2020-R2, Plaintiff, and ESTATE OF BARBARA A. PULLIN A/K/A BARBARA PULLIN, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF BARBARA A. PULLIN A/K/A BARBARA PULLIN, DECEASED; DAVID GONZALEZ; STEVEN ROYCE MARTINEZ; DAVID G. MARTINEZ; ELIZABETH KEHLE F/K/A ELIZABETH ANNE MARTINEZ; LUKE ADAM HUSTON; CHRISTOPHER MICAL MARTINEZ; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 24th day of February, 2027, the following described real property as set forth in said Judgment, to wit:

LOT 25, BLOCK 1, ROCKY POINT VILLAGE, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

Dated: October 29, 2026
/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
25-52180
November 6, 13, 2026 26-04187H

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
Case #: 26-CA-002033
DIVISION: G
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Elisa Rickner a/k/a Elisa C. Rickner f/k/a Elisa Carrion f/k/a Elisa Carrion Collazo, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Nancy Dolores Rickner a/k/a Nancy D. Rickner f/k/a Nancy D. Rickner-Cronin f/k/a Nancy D. Rickner Cronin f/k/a Nancy Cronin; Ronald Stacey; Unknown Spouse of Nancy Dolores Rickner a/k/a Nancy D. Rickner f/k/a Nancy D. Rickner-Cronin f/k/a Nancy D. Rickner Cronin f/k/a Nancy Cronin; Russellwood Condominium Association, Inc.; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Stephanie Greenberg, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Sarah Martinez a/k/a Sarah Greenberg; Mark Greenberg; Unknown Spouse of Sarah Martinez a/k/a Sarah Greenberg; Unknown Spouse of Mark Greenberg
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Elisa Rickner a/k/a Elisa C. Rickner f/k/a Elisa Carrion f/k/a Elisa Carrion Collazo, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 802 Oakgrove Drive, Unit 249, Brandon, FL 33510

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

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

UNIT 249, RUSSELLWOOD CONDOMINIUM, BLDG G, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS / CONDOMINIUM PLAT BOOK 3, PAGE(S) 43, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; AND ANY AMENDMENTS THERETO; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON ELEMENTS APPURTENANT TO SAID UNIT IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM.

more commonly known as 802 Oakgrove Drive, Unit 249, Brandon, FL 33510.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 11/23/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the day of 10/17/2026.

Victor D. Crist
Circuit and County Courts
(SEAL) By: CATHERINE CASTILLO
Deputy Clerk
CASE NUMBER: 26-CA-002033
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
25-334714 FC01 WEQ
November 6, 13, 2026 26-04190H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-007580 DIV D
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
TAMARA PIZARRO GONZALEZ, et al.,
Defendants.

TO: Tamara Pizarro Gonzalez
114 Eagle Summit Drive
Ruskin, FL 33570
Tamara Pizarro Gonzalez
13239 Prestwick Creek Dr.
Riverview, FL 33579
Tamara Pizarro Gonzalez
BO Cacao Carr 858 K4HO
Carolina, PR 00985
Tamara Pizarro Gonzalez
4807 Bristol Bay Way, Apt. 303
Tampa, FL 33619
Tamara Pizarro Gonzalez
4801 Bristol Bay Way, Apt. 202
Tampa, FL 33619
Unknown Spouse of Tamara Pizarro Gonzalez
114 Eagle Summit Drive
Ruskin, FL 33570
Unknown Spouse of Tamara Pizarro Gonzalez
13239 Prestwick Creek Dr.
Riverview, FL 33579
Unknown Spouse of Tamara Pizarro Gonzalez
BO Cacao Carr 858 K4HO
Carolina, PR 00985
Unknown Spouse of Tamara Pizarro Gonzalez
4807 Bristol Bay Way, Apt. 303
Tampa, FL 33619
Unknown Spouse of Tamara Pizarro Gonzalez
4801 Bristol Bay Way, Apt. 202
Tampa, FL 33619

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

Lot 7, Block 1, RIVER BEND WEST SUBDIVISION PHASE 3, a subdivision according to the plat thereof recorded in Plat Book 138, Page 1, of the Public Records of Hillsborough County, Florida.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 11/3/2026

Victor D. Crist
as Clerk of the Circuit Court of
Hillsborough County, Florida
(SEAL) By: DHIMITRULA BINJAKU
26-CA-007580
DEPUTY CLERK
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
November 6, 13, 2026 26-04235H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-004931
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, v.
EMMA K. RADOVICH AKA EMMA K. RODOVICH, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated September 29, 2026, and an Order Granting Plaintiff's Motion to Cancel and Reset Foreclosure Sale entered on October 23, 2026, issued in and for Hillsborough County, Florida, in Case No. 26-CA-004931, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and EMMA K. RADOVICH AKA EMMA K. RODOVICH and REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH BANK are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 01, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

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

Property Address: 1526 Sparlin Road, Lutz, FL 33549

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

IMPORTANT

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

Dated This 30th day of October, 2026.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road,
Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail:
Matthew@HowardLaw.com
24-000263-1
November 6, 13, 2026 26-04215H

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 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:

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

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

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

Dated this 22nd day of October 2026.

/s/ Allegra Knopf
Allegra Knopf, Esq.
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
Fort Lauderdale, FL 33305
T. (954) 368-1311,
F. (954) 200-8649
Bar Number: 307660
Email: aknopf@delucalawgroup.com
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. GEN. PRAC. & JUD. ADMIN. 2.516
service@delucalawgroup.com
24-06474-1
Oct. 30; Nov. 6, 2026 26-04091H

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2020-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, 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 online 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:

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

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

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

Dated this 27 day of October, 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IM/19-027324
Oct. 30; Nov. 6, 2026 26-04161H

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-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 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:

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

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 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
25-293664 - MaS
Oct. 30; Nov. 6, 2026 26-04141H

SECOND INSERTION

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

LOT 112, BLOCK I, 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

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 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
25-381360 - NaP
Oct. 30; Nov. 6, 2026 26-04140H

THIRD INSERTION

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

TO: SYLVIA WALLACE
Unknown address

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

Signed on this 16 day of OCTOBER, 2026.

(SEAL) By: RYAN MARSH
As Deputy Clerk

First Publication on: October 23, 2026.

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on 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 - Escarlyn Suero Mingo
W0027 - Cynthia Dejesus
L0023 - Eric Wynn Gallmon Jr
C0023 - Carmella Deanna Bailey
M0003 - Valerie Anne Lewellen
B0004 - Esote'rica Xaveria 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

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
LV10184

--- ESTATE / SALES ---

SECOND 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@seranosetty.com,
team@serranosetty.com
Oct. 30; Nov. 6, 2026 26-04159H

SECOND 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: ntservice@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

SUZANNE HATFIELD
14082 Marine Drive
Orlando, FL 32832

October 30; November 6, 2026 26-04153H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-CP-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 Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is October 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

SECOND 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 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

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA,
PROBATE DIVISION
Case No.: 26-CP-000055
IN RE: Estate of Jim Glover aka Jim Ronald Glover

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.

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 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

Personal Representative:
HEIDI KAUFMAN
616 Silver Grass Court
Wilmington, NC 28405

Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
E-mail Addresses:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6750 North Andrews Avenue,
Suite 200
Fort Lauderdale, FL 33309
Telephone: (561) 210-5500
Oct. 30; Nov. 6, 2026 26-04082H

SECOND INSERTION

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.

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.

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

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

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

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

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

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

Personal Representative:
Jay Lawrence
18140 Regents Square Drive
Tampa, FL 33647

Attorney for Personal Representative:
Kenneth D. Goodman, Attorney
Florida Bar Number: 775710
GOODMAN BREEN
1415 Panther Lane, Suite 138
Naples, FL 34109
Telephone: (239) 403-3000
Fax: (239) 403-0010
E-Mail:
kgoodman@goodmanbreen.com
Secondary E-Mail:
gbprobate@gmail.com
Oct. 30; Nov. 6, 2026 26-04093H

SECOND INSERTION

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.

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.

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

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

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

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

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

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

Personal Representative:
ZUBAER AHMED
7th Floor, House No. 522
Road 8, Block A
Bashundhara Riverview,
South Keraniganj, Dhaka 1311
Bangladesh

Attorney for Personal Representative:
MICHAEL T. HEIDER, ESQ.
Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
Oct. 30; Nov. 6, 2026 26-04122H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
File No. 26-CP-003500
Division A
IN RE: ESTATE OF DAVID WALTER ANDERSON,
Deceased.

The administration of the estate of DAVID WALTER ANDERSON, deceased, whose date of death was July 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Signed on this 21st day of October, 2026.

CHRISTINE PLESCHER,
Personal Representative
5770 109th Avenue N.
Pinellas Park, FL 33782

SCOTT W. VIETH
Attorney for Personal Representative
Florida Bar No. 0059584
MACFARLANE FERGUSON & McMULLEN
Post Office Box 1669
Clearwater, FL 33757
Telephone: (727) 441-8966
Email: swv@macfar.com
Secondary Email: mlh@macfar.com
Oct. 30; Nov. 6, 2026 26-04088H

SECOND INSERTION

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.

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.

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

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

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

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:
Name: CRAIG A. SNOOK
Address: 6013 Rolling Vista Loop,
Dover, FL 33527

Attorney for Personal Representative:
Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email:servicecswatty@aol.com 2nd
cswatty@aol.com
Oct. 30; Nov. 6, 2026 26-04135H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003637
IN RE: ESTATE OF JOSEPH JOHN MUSIAL,
Deceased.

The administration of the estate of JOSEPH JOHN MUSIAL, deceased, whose date of death was September 3, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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:
TROY M. MUSIAL
4214 Northwind Lane
Tampa, Florida 33624

Attorney for Personal Representative:
/s/ Jaleh Lee
Jaleh Lee, Esq.
Florida Bar Number: 92966
Law Office of Jaleh Lee, P.A.
5802 State Road 54
New Port Richey, FL 34652
Telephone: (727) 853-1200
Fax: (727) 376-3146
E-Mail: jaleh@pascoelderlaw.com
Secondary E-Mail:
paralegal@pascoelderlaw.com
Oct. 30; Nov. 6, 2026 26-04137H

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 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@ghidottiberger.com
Oct. 30; Nov. 6, 2026 26-04150H

SECOND INSERTION

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, A/K/A ANGELA E. SROUFE
DECEASED.

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.

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

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

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

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

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

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

Personal Representative
/s/ Madison Danielle Sroufe
Madison Danielle Sroufe
801 Walker Square, Apt. 2C
Charlottesville, Virginia 22903

Attorney for Personal Representative
/s/Morgan M. McQueen
Morgan M. McQueen, Esq.
Florida Bar No. 1026045
Legacy Protection Lawyers, LLP
100 – 2nd Avenue South, Suite 900
St. Petersburg, Florida 33701
Telephone: (727) 471-5868
Email: Morgan@LegacyProtectionLawyers.com
Oct. 30; Nov. 6, 2026 26-04163H

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

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

--- TAX DEEDS / ACTIONS / ESTATE ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1350960000
File No.: 2026-856
Certificate No.: 2024 / 12718
Year of Issuance: 2024

Description of Property:
GANDY BOULEVARD PARK W 26 FT OF LOT 8 AND E 36 FT OF LOT 9 BLOCK 11
PLAT BK / PG : 21 / 22
SEC - TWP - RGE : 10 - 30 - 18

Name(s) in which assessed:
WDA CONSTRUCTION LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 10/6/2026

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

Oct. 23, 30; Nov. 6, 13, 2026 26-04002H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0844990000
File No.: 2026-870
Certificate No.: 2024 / 9635
Year of Issuance: 2024

Description of Property:
DOVERCREST LOTS 14 AND 15 BLOCK 15
PLAT BK / PG : 20 / 41
SEC - TWP - RGE : 04 - 29 - 21

Name(s) in which assessed:
A & M INVESTMENT TRUST LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 10/6/2026

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

Oct. 23, 30; Nov. 6, 13, 2026 26-04006H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0426030100
File No.: 2026-873
Certificate No.: 2024 / 4464
Year of Issuance: 2024

Description of Property:
TAMPA TOURIST CLUB LOTS 9 TO 12 INCL BLOCK 30
PLAT BK / PG : 21 / 21
SEC - TWP - RGE : 11 - 29 - 19

Name(s) in which assessed:
KEVIN LOPEZ GOMEZ
KIMBERLIN LOPEZ GOMEZ
CINTHIA GOMEZ SANCHEZ

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 10/6/2026

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

Oct. 23, 30; Nov. 6, 13, 2026 26-04007H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0250560000
File No.: 2026-861
Certificate No.: 2024 / 2226
Year of Issuance: 2024

Description of Property:
LAKE EGYPT ESTATES UNIT NO 2 LOT 18 BLOCK 4
PLAT BK / PG : 33 / 74
SEC - TWP - RGE : 27 - 28 - 18

Name(s) in which assessed:
MICHAEL J KELLY

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 10/6/2026

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

Oct. 23, 30; Nov. 6, 13, 2026 26-04004H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1224030000
File No.: 2026-864
Certificate No.: 2024 / 12203
Year of Issuance: 2024

Description of Property:
BEL MAR UNIT NO 2 E 33.32 FT OF LOT 175 AND W 44.68 FT OF LOT 176
PLAT BK / PG : 14 / 3
SEC - TWP - RGE : 32 - 29 - 18

Name(s) in which assessed:
MAGA INVESTMENTS OF TAMPA FLORIDA LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 10/6/2026

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

Oct. 23, 30; Nov. 6, 13, 2026 26-04005H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0498280000
File No.: 2026-859
Certificate No.: 2024 / 5210
Year of Issuance: 2024

Description of Property:
GIBSONTON ON THE BAY 6TH ADDITION LOT 12
PLAT BK / PG : 26 / 57
SEC - TWP - RGE : 23 - 30 - 19

Name(s) in which assessed:
A AND M INVESTMENT LLC TRUSTEE
9912 DAVIS ST., GIBSONTON, FL 33534 LAND TRUST DATED DECEMBER 17, 2019
A & M INVESTMENT TRUST, LLC (TRUSTEE)

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 10/6/2026

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

Oct. 23, 30; Nov. 6, 13, 2026 26-04003H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1035250100
File No.: 2026-855
Certificate No.: 2024 / 11443
Year of Issuance: 2024

Description of Property:
RIVERSIDE ESTATES CORRECTED MAP OF BLOCKS 1 2 12 13 14 AND 15 LOT 10 BLOCK 14
PLAT BK / PG : 24 / 28
SEC - TWP - RGE : 35 - 28 - 18

Name(s) in which assessed:
MISOTY CRUZ
MIOSOTY CRUZ

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 10/6/2026

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

Oct. 23, 30; Nov. 6, 13, 2026 26-04001H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0440480000
File No.: 2026-854
Certificate No.: 2024 / 4594
Year of Issuance: 2024

Description of Property:
ADAMO ACRES SUBDIVISION UNIT 1 LOT 7 LESS 78TH ST R/W BLOCK 23
PLAT BK / PG : 32 / 86
SEC - TWP - RGE : 23 - 29 - 19

Name(s) in which assessed:
A AND M INVESTMENT TRUST LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 10/6/2026

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

Oct. 23, 30; Nov. 6, 13, 2026 26-04000H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0471216000
File No.: 2026-914
Certificate No.: 2023 / 4343
Year of Issuance: 2023

Description of Property:
W 27.05 FT OF E 541.45 FT OF N 190 FT OF NW 1/4 OF SW 1/4
SEC - TWP - RGE : 34 - 29 - 19

Name(s) in which assessed:
JERMAINE BROWN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/3/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 10/6/2026

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

Oct. 23, 30; Nov. 6, 13, 2026 26-04008H

SECOND INSERTION

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.

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.

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

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

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

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

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

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

THOMAS JOEL CHAWK
Personal Representative
12009 Brightwater Boulevard
Temple Terrace, FL 33617

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Oct. 30; Nov. 6 2026 26-04126H

THIRD INSERTION

NOTICE OF HEARING
(Conducted by Zoom Meeting)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-001121
DIVISION: F
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF
A MINOR CHILD

TO: Mischa Glenne Howell
Birth mother of the male child born on June 19, 2015,
to Mischa Glenne Howell
Current Residence Address: Unknown
Last Known Residence Address: 209 Oregon Street, Kingsland, TX 78639

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

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

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

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

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

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

THIRD INSERTION

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

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

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

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

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

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

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

Date: 10/19/2026

Victor D. Crist
As Clerk of the Court
By: RYAN MARSH (SEAL)
As Deputy Clerk

Oct. 23, 30; Nov. 6, 13, 2026 26-04035H

THIRD INSERTION

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

TO: CARLOS GEOVANNY ROBLES BLANDON

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking of pleadings.

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

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on 9/29/2026

Clerk Name: Victor Crist
As clerk, Circuit Court
Hillsborough County, Florida
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

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

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-007356
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
DEREK SAUNDERS; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 3, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 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:

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.

Property address: 14203 Shadow Moss Lane, Apartment 102, Tampa, FL 33613

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

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-008927-1
Oct. 30; Nov. 6, 2026 26-04102H

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-004731
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).

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:

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.

Property Address: 3148 PLEASANT WILLOW COURT, BRANDON, FL 33511

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

IMPORTANT

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

Dated this 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
24-223006 - MiM
Oct. 30; Nov. 6, 2026 26-04143H

SECOND INSERTION

RE-NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 2024-CA-010399
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.

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 JOHNIE B. POOLE, SR.; DANIEL LENNARD SANDERS, a/k/a DANIEL L. SANDERS; MEDGED LEADS, LLC; TIDEWATER FINANCE COMPANTY, 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).

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:

LOT 2, BLOCK 9, STRATHMORE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Address: 1911 East Genesee Street, Tampa, Florida 33610
Parcel ID: 157704-0000

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein..

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

DATED this 24th day of October, 2026.
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

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-002401
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB- FLAT SERIES VI TRUST,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JANE VISCONTI A/K/A JANE LOUISE VISCONTI DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 23, 2026 and entered in Case No. 26-CA-002401 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JANE VISCONTI A/K/A JANE LOUISE VISCONTI DECEASED, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on November 18, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 26, BLOCK NN, DEL WEBB`S SUN CITY FLORIDA UNIT NO. 26, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 1614 CHERRY HILL DRIVE, SUN CITY CENTER, FL 33573 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
Oct. 30; Nov. 6, 2026 26-04110H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003145
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R3,
Plaintiff, vs.
ALLEN KEITH LACY; VALERIE S. LACY; THE WILLOWS, UNIT NO. 3 HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 19, 2026, entered in Civil Case No.: 26-CA-003145 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSETBACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R3, Plaintiff, and ALLEN KEITH LACY; VALERIE S. LACY; THE WILLOWS, UNIT NO. 3 HOMEOWNERS ASSOCIATION, INC., are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 25th day of January, 2027, the following described real property as set forth in said Judgment, to wit:

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 COUNTY, FLORIDA.

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

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

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

Dated: October 26, 2026
/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

SECOND INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-000126
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 1 TRUST; TIMOTHY MICHAEL WOOLLEY 1 TRUST; RETREAT AT CHAMPIONSGATE 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.

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:

LOT 59, BLOCK C, BRANDON 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.

a/k/a 1907 DARTFORD CT, VALRICO, FL 33594-3022

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on November 18, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 21 day of October, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000009791
Oct. 30; Nov. 6, 2026 26-04085H

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
Case No.: 26-CC-013766
Division: V
TOWNHOMES AT KENSINGTON HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
353 KENSINGTON LLC and UNKNOWN PARTY OR PARTIES IN POSSESSION,
Defendants.

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on October 21, 2026, in this cause, in the County Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

Lot 8, Block 2, THE TOWNHOMES AT KENSINGTON PHASE B, according to the map or plat thereof, as recorded in Plat Book 82, Page 1, of the Public Records of Hillsborough County, Florida.

Also known as 353 Kensington Lake Circle, Brandon, FL 33511.

at public sale, to the highest and best bidder, for cash, online at https://www.hillsborough.realforeclose.com, on: December 11, 2026, beginning at 10:00 AM.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Respectfully submitted,
Johnson Pope Bokor Ruppel & Burns, LLP
360 Central Avenue,
Suite 500
St. Petersburg, FL 33701
(727) 999-9900 - Telephone
(727) 800-5981 – Facsimile
Primary Email Address:
kmaller@jpfirm.com
Secondary Email Address:
kmurphy@jpfirm.com
Attorneys for Plaintiff,
TOWNHOMES AT KENSINGTON HOMEOWNERS ASSOCIATION, INC.
By: s/Karen E. Maller
Karen E. Maller, Esquire
Florida Bar No. 822035
Oct. 30; Nov. 6, 2026 26-04151H

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 25-CA-009290 Division I
Honorable Judge: PAUL LEE HUEY
PLANET HOME LENDING, LLC
Plaintiff, vs.
ROBERT N. PRIBBLE; MICHELLE E. PRIBBLE; PANTHER TRACE II HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Stipulated Final Judgment of Foreclosure dated July 6, 2026, in the above-styled cause, Victor D. Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realforeclose.com at 10:00 A.M. on January 7, 2027, the following described property:

LOT 30, BLOCK 24, PANTHER TRACE PHASE 2B-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 102 THROUGH 117, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID # A0774267634
COMMONLY KNOWN AS: 12332 Belcroft Dr., Riverview, FL 33579.

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

ADA INFORMATION

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

Dated this October 28, 2026
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
Oct. 30; Nov. 6, 2026 26-04162H

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-002833
ONSLOW BAY FINANCIAL, LLC
Plaintiff(s), vs.
INXS X LLC; EDWARD W MILLS JR; HILLSBOROUGH COUNTY CODE ENFORCEMENT; CHURCHILL FUNDING I LLC; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).
TO: EDWARD W. MILLS, JR.
LAST KNOWN ADDRESS: 4048 AULT AVENUE, ODESSA, FL 33556
CURRENT ADDRESS: UNKNOWN

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

LOT 10, BLOCK 4, HICKORY HAMMOCK UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 94, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 120 Mary Kay Court, Brandon, FL 33511

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

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

DATED this the day of OCT 12 2026.

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

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-017719-2
Oct. 30; Nov. 6, 2026 26-04134H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 26-CA-005397
LAKEVIEW LOAN SERVICING, LLC,
PLAINTIFF, VS.
PABLO RIOS A/K/A PABLO M. RIOS HERNANDEZDEZ, ET AL.
DEFENDANT(S).
To: Amanda Rios
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
704 Tropical Way, Lakeland, FL 33805

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

Lot 6, Block A of Moss Landings Phase 1, according to the plat thereof as recorded in Plat Book 107, Pages 201 through 211, 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 11/30/2026 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 22 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 #:
26-000328-FL/26-CA-005397/MT
Oct. 30; Nov. 6, 2026 26-04145H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-008839
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
DARIEL REYES; et al.,
Defendant(s).
TO: Unknown Tenant #1
Last Known Residence: 10938 N 29th St Tampa, FL 33612
TO: Unknown Tenant #2
Last Known Residence: 10938 N 29th St Tampa, FL 33612

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

LOT 8 IN BLOCK 4 OF COLLEGE VILLAGE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41 ON PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 11/24/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on OCT 19 2026.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1190-1071B
Ref# 27469
Oct. 30; Nov. 6, 2026 26-04075H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-004756
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
SEAN O'NEIL, et al.,
Defendant.
To: TIFFANY O'NEIL
16658 MOONER PLANK CIR.
WIMAUMA, FL 33598
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 29, BLOCK 1, FOREST BROOKE PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 130, PAGES 11 THROUGH 17, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before November 30, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of 10/23/2026.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: CATHERINE CASTILLO
Deputy Clerk
CASE NUMBER: 26-CA-004756

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: Kimberlee.Masters@mccalla.com
26-19985FL
Oct. 30; Nov. 6, 2026 26-04146H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-002879
ONSLOW BAY FINANCIAL, LLC
Plaintiff(s), vs.
INXS X LLC; THEODOSIOS MOUSTAKOPOULOS; THE UNKNOWN SPOUSE OF THEODOSIOS MOUSTAKOPOULOS; EDWARD W MILLS JR; CHURCHILL FUNDING I LLC; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: EDWARD W MILLS JR.
LAST KNOWN ADDRESS: 4048 AULT AVENUE ODESSA FL 33556
CURRENT ADDRESS: 4048 AULT AVENUE ODESSA FL 33556

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

LOT 9A, BLOCK 1, BRANDON COUNTRY ESTATES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 71, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. .

Property address: 1913 Old Sawmill Road, Brandon, FL 33510

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

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

DATED this the 17th day of Aug, 2026

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

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-017682-2
Oct. 30; Nov. 6, 2026 26-04101H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
CASE NO. 25-CA-007799
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
WILLIAM D. BARTMAN, AS TRUSTEE OF THE JUNE S. FISHMAN LIVING TRUST AGREEMENT DATED MAY 12, 2005, et al.,
Defendant.
To the following Defendant(s):
Winter Fishman
28 Gail Dr. Apt. C
Nyack NY 10960
Unknown Spouse of Winter Fishman
28 Gail Dr. Apt. C
Nyack NY 10960

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

UNIT 163 OF ANDOVER "G" CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2814, PAGE(S) 253, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 10/21/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on 9/15/2026

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-11112FL
Oct. 30; Nov. 6, 2026 26-04076H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-CA-007228
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
LETITIA ELLIS; MEDLEY AT SOUTHSHORE BAY COMMUNITY ASSOCIATION, INC; SOUTHSHORE BAY HOMEOWNERS ASSOCIATION, INC; SOUTHSHORE BAY TOWNHOMES COMMUNITY ASSOCIATION, INC; THE UNKNOWN SPOUSE OF LETITIA ELLIS; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: LETITIA ELLIS
CURRENT ADDRESS: 17308 HOLLY WELL AVENUE WIMAUMA, FL 33598
LAST KNOWN ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF LETITIA ELLIS
CURRENT ADDRESS: 17308 HOLLY WELL AVENUE WIMAUMA, FL 33598
LAST KNOWN ADDRESS: UNKNOWN

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

LOT 27, IN BLOCK 44, OF FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD SECOND EXTENSION PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 287, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 17308 Holly Well Avenue, Wimauma, FL 33598

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

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

DATED this the day of OCT 16 2026.

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

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-005917-1
Oct. 30; Nov. 6, 2026 26-04077H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-009402
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006 HE1,
Plaintiff, vs.
MARTYE SHINAR GATTIE. et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARZUQ A. AL-HAKIM,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 9 IN BLOCK 4 OF CORRECTED MAP OF SPRING HILL ADDITION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, ON PAGE 15, 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 11/30/2026/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of OCT 22 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-415350
Oct. 30; Nov. 6, 2026 26-04100H

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com


--- SALES ---

SECOND 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

SECOND INSERTION

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

SECOND 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 Tillinghast 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 1-800-955-8770.

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

SECOND 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

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. 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, ASSIGNEES, 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@fljud13.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

SECOND 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@fljud13.org

DATED this 27th day of October, 2026.

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
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Oct. 30; Nov. 6, 2026 26-04092H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT 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
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Fla. Bar No.: 146803
25-19393FL
Oct. 30; Nov. 6, 2026 26-04096H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-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 REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 26 day of October 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
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Submitted by:
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Oct. 30; Nov. 6, 2026 26-04136H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-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
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1454-1674B
Ref# 28020
Oct. 30; Nov. 6, 2026 26-04090H

MAN'S RIGHTS

A special reprinting of a classic essay on freedom.

By Ayn Rand

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

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

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

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

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

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

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

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

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

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

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

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

Society has no rights

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

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

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



ference by other men.

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

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

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

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

Source of our rights

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

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

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

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

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

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

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

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

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

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

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

Meaning of 'rights'

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

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

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

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

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

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

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

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

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

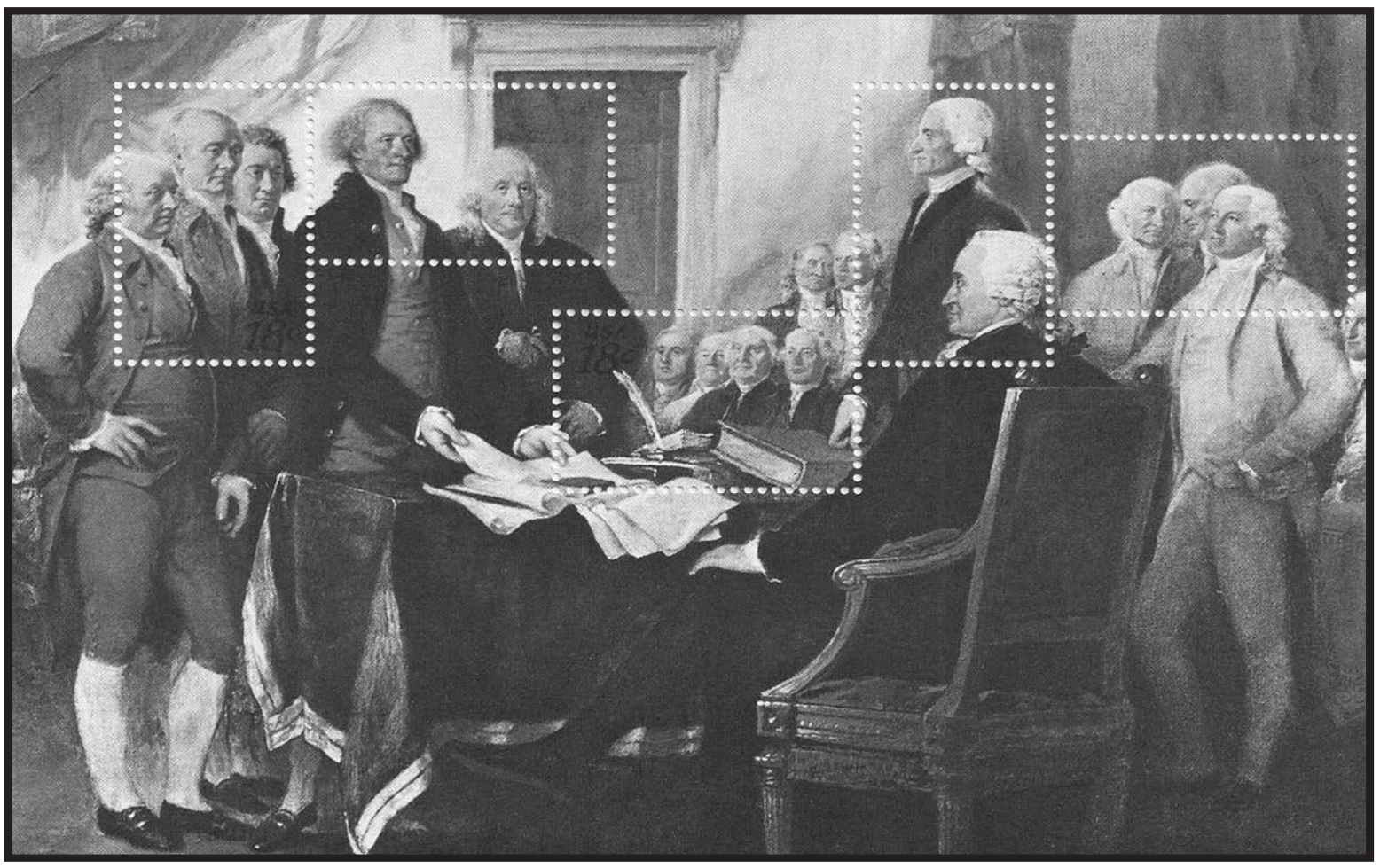
"6. The right to adequate medical care and the opportunity to achieve and enjoy good health.

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

"8. The right to a good education."

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





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

clear: At whose expense?

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

Our biggest threat: Government

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

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

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

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

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

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

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

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

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

Consider the implications of such a trend.

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

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

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

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

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

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

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

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

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

