Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

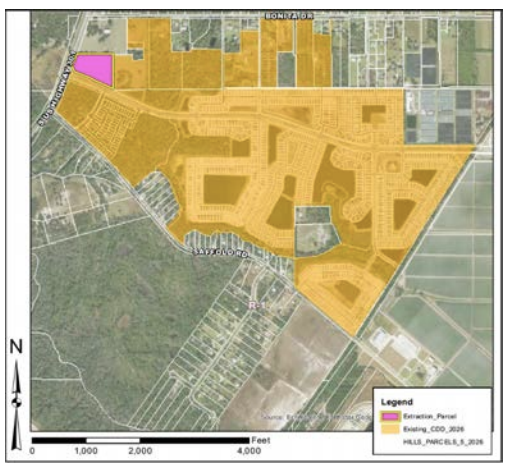
--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
To Consider the
Boundary Amendment of the Berry Bay Community Development District

DATE: December 08, 2026
TIME: 9:00 a.m.
LOCATION: Boardroom – 2nd Floor of the Frederick B. Karl County Center
601 E. Kennedy Blvd.
Tampa, Florida 33602



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., December 08, 2026, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance granting a petition to contract the boundaries of the Berry Bay Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 20-7, AS AMENDED, OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; CONTRACTING THE BOUNDARIES OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE CONTRACTED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 20-7, AS AMENDED, SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The boundary of the Berry Bay Community Development District currently comprises approximately 506.460 acres. Petitioner proposes to reduce the boundary area by approximately 7.956 acres for an amended boundary area of approximately 498.504 acres located entirely within Hillsborough County, Florida. It is generally located between U.S. Highway 301 and 579 and south of Bonita Drive and north of Saffold Road in Wimauma, Florida.

The petitioner has proposed to contract the boundaries of the Berry Bay Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities per Section 190.012, Florida Statutes.

Copies of the petition, department reports, and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners of Hillsborough County at 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

You may attend this public hearing in person at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602.

You may also participate in this public hearing virtually via communications media technology. Anyone who wishes to speak at this public hearing virtually can do so by completing the online Public Comment Signup Form, located at HCFL.gov/speakup.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. **Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.**

Public comments offered using communications media technology will be afforded equal consideration as if the public comments were provided in person.

You may also submit comments or any documents prior to the meeting by sending them to boccrec@hillsclerk.com or by uploading them with the Public Comment Form.

Additional instructions for providing public input can be found on the County's website, HCFLGov.net.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel:
  YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television:
  Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/HTVlive
- Listening to the public hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may e-mail hearings@hcflgov.net or call (813) 307-4739.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the ADA Coordinator at (813) 276-8401 or TTY Relay: 711 no later than 72 hours prior to the proceedings. This meeting is closed captioned for the deaf and hard of hearing.

November 13, 20, 27; December 4, 2026 26-04242H

FIRST INSERTION

PUBLIC NOTICE
November 3, 2026

Notice is given that beginning on November 26, 2026, at 8:00 AM and concluding on December 3, 2026, at 10:00 AM, an on-line auction of the following items of personal property will be sold by public auction through Storage Treasures (www.storagetreasures.com), to the highest bidder to satisfy a warehouseman's lien:

Nanci Robins 296 Spider Lily Dr. Kyle, TX 78640 $3,669.34 Household goods including various furniture, appliances, boxes, etc.

John Killeen 4A Chilmark Dr. East Falmouth MA 02536 $336.96 Household goods including various furniture, appliances, boxes, etc.

Pat Burke P.O. Box 12142 Fort Pierce FL 34979 $6,561.97 Household goods including various furniture, appliances, boxes, etc.

Berger Transfer & Storage, Inc. 5250 Eagle Trail Drive Tampa FL 33634 claims a warehouseman's lien against this property.

The above-described property shall be offered for public auction sale pursuant to FL Statute 677.210(2). The proceeds from the sale will be applied to the cost of the sale and to the lien. Upon demand, any money remaining from the sale will be held for delivery to the person or entity who otherwise would have been entitled to possession of the goods from Berger.
November 13, 20, 2026 26-04244H

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for graphics and signage project, Raymond James Stadium.

BID #26-01
Graphics and Signage Project, Raymond James Stadium

BID DUE DATE
Tuesday, December 8, 2026 not later than 10am

Bid packages will be available for distribution on Friday, November 13, 2026. Documents will be available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 3rd Day of November 2026.

Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
November 13, 2026 26-04251H

FIRST INSERTION

LAND RESERVE STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET AND FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Land Reserve Stewardship District (**"District"**) will hold public hearings on December 9, 2026 at 10 a.m., at Holiday Inn Express & Suites Ruskin-Sun City; 226 Teco Rd. Ruskin, FL 33570 for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning October 1, 2025 through September 30, 2026 (**"Fiscal Year 2026"**) and the fiscal year beginning October 1, 2026 through September 30, 2027 (**"Fiscal Year 2027"**). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and proposed budgets may be obtained at the offices of the District Manager, PFM Management Services, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5900 (**"District Manager's Office"**), during normal business hours.

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

Any person requiring special accommodations at this 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 public hearings or 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.

Vivian Carvalho, District Manager
November 13, 20, 2026 26-04243H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 12/07/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

AG GOLD AUTO SALES LLC 3VVCX7B22PM367622 2023 VOLKS 9778.96 TEL: 813-697-1791 MV: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/

NAME: PLATINUM AUTO SALES LLC 3KPA24AD8LE334182 2020 KIA 5589.74 / 5YFEPRAE2LP100577 2020 TOYT 6489.65 TEL: 813-697-1791 MV: MV150109 LOCATION: 3645 FYFIELD COURT LAND O LAKES FL 34638 /

NAME: FAST SERVICES FLORIDA LLC 5YFS4RCE6LP023723 2020 TOYT 6598.63 / 1HGCV1F32MA117313 2021 HOND 10331.50 TEL: 813-697-1791 MV: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 /

NAME: RICHARD DIESEL INC 4XARTE875H8027728 2017 POLA 21243.40 TEL: 813-697-1791 MV: MV106246 LOCATION: 8411 US HIGHWAY 301 N, TAMPA, FL 33637 /

NAME: PRESTIGE EUROPEAN SERVICES LLC JYAVP27E9BA012915 2011 YAMA 3779.56 / 5YFBURHEXGP546158 2016 TOYT 5053.12 TEL: 813-697-1791 MV: MV101488 LOCATION: 1017 S 82ND ST, TAMPA, FL 33619 /

NAME: TECHNOCAR SERVICES LLC 1C6RR7GT9FS508753 2015 RAM 10056.45 TEL:813-697-1795 MV: MV89777 LOCATION: 9248 LAZY LANE 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 13, 2026 26-04259H

FIRST INSERTION

NOTICE OF BOARD MEETING
WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **December 1, 2026, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC
November 13, 2026 26-04293H

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 Creator Gear Center located at 14514 N Florida Ave in the City of Tampa, Hillsborough, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026

DIEMZ LLC
November 13, 2026 26-04254H

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 Heron Dental of Carrollwood located at 11123 N Dale Mabry Hwy Tampa in the City of Tampa, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of November, 2026

Alisha Anand
November 13, 2026 26-04288H

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 Royal Financial Services & Insurance located at 8118 North Fremont Avenue in the City of Tampa, Hillsborough, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of November, 2026

R & R Services And Company LLC
November 13, 2026 26-04287H

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 Mooreward Solutions located at 5126 Net Drive in the City of Tampa, Hillsborough, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of November, 2026

Mooreward Solutions
November 13, 2026 26-04308H

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Business Observer

--- PUBLIC NOTICES ---

FIRST INSERTION

BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Benton Hills Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 6:00 p.m., at the Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578 on the following dates:

November 23, 2026
April 26, 2027
June 28, 2027

The purpose of the meetings is for the Board to consider any business which may properly come before it. Copies of the agendas may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours. or by visiting the District's website, https://boyetteparkcdd.net/.

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

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid 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 meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
November 13, 2026 26-04272H

FIRST INSERTION

NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Panther Trace II Community Development District (**"District"**) will be held on **Monday, November 30, 2026, at 6:00 p.m. at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579.** The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the District's Board of Supervisors. A copy of the agenda for the meeting may be obtained by accessing the District's website at https://www.panthertracecdd2.net/or by contacting the office of the District Manager c/o Vesta District Services, at (321) 263-0132 or 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (**"District Manager's Office"**).

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system. 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.

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. At the meeting, staff or Board members may participate in the public hearing by speaker telephone.

District Manager
November 13, 2026 26-04313H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on November 21, 2026, at 6:00 p.m. at , located at the Hammock Club, 13013 Boggy Creek Rd,, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
November 13, 2026 26-04314H

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 Cyber Advocate LLC located at 15210 Amberly Dr. Apt 1312 in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of November, 2026
James Sudbay
November 13, 2026 26-04307H

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 Chris Lopez Magic located at 10802 Kenbrook Dr in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of November, 2026
Chris Lopez Magic LLC
November 13, 2026 26-04304H

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 Rio Installations located at 18003 Orange Springs Place in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of November, 2026
Rio Installation Group LLC
November 13, 2026 26-04284H

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 CoachKit Co. located at 13920 Snowy Plover Lane in the City of Riverview, Hillsborough, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of November, 2026
Joshua Bindon
November 13, 2026 26-04285H

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 What in the World Creations located at 10613 Taboo Drive in the City of Thonotosassa, Hillsborough, FL 33592 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of November, 2026
Jeremy Allen Mathis
November 13, 2026 26-04266H

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 Royal Travel and Cruise located at 4830 W Kennedy Blvd, Suite 600 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 9th day of November, 2026
R & R Services And Company LLC
November 13, 2026 26-04291H

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 Acclivity Handyman Services located at 3125 bentcreek dr. in the City of Valrico, Hillsborough, FL 33596 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
Dariusz Ozimek
November 13, 2026 26-04286H

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 CHANCLETAZOS ACADEMY located at 4714 Christa Court, unit 310 in the County of Hillsborough, in the city of Tampa, 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated November 10, 2026
LAFFICMUSIC DIGITAL LLC
November 13, 2026 26-04298H

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 Latitude Travel Club located at 16817 Woburn LN 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 10th day of November, 2026
Leading Lights Enterprises, LLC
Rita Y Carvajal
November 13, 2026 26-04309H

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 World When located at 5005 W Laurel St, Ste 100 #3159 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of November, 2026
Sunbridge Automations LLC
Fernando Torres Martinez
November 13, 2026 26-04299H

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 Smarter Installations located at 13420 White Sapphire Rd in the City of Riverview, Hillsborough, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of November, 2026
The Smarter Handyman LLC
Michael Haueter
November 13, 2026 26-04294H

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 FVI School of Nursing and Technology. located at 9309 North Florida Ave, Suite #100, Tampa, FL 33612 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County Florida, this 6th day of November 2026
FVI EDUCATION, INC.
November 13, 2026 26-04267H

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 GLOBAL WORKFORCE ACADEMY located at 15014 Winterwind Dr in the City of Tampa, Hillsborough, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of November, 2026
INTERNATIONAL EDUCATION CONSULTING SERVICES LLC
Carlos Garcia Mora
November 13, 2026 26-04290H

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 NORD AUTO TRANSPORT located at 3001 N Rocky Point Dr E, Ste 200 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of November, 2026
NorthMile LLC
Aleksandra Tamindzic
November 13, 2026 26-04289H

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

Dated at Tampa, Florida, this 06 day of November, 2026.
ALLIANCE BENEFIT PARTNERS INC.
November 13, 2026 26-04283H

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 Roofing & Renovation of Florida located at 1395 BRICKELL AVENUE, 14TH FLOOR in the City of MIAMI, Hillsborough, FL 33131 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of November, 2026
WBH FLORIDA, LLC
Scott Wolkowitz
November 13, 2026 26-04264H

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 Allegro Grove Music located at 15821 Knollview Dr in the City of Tampa, Hillsborough, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of November, 2026
Hallie Stricker
November 13, 2026 26-04261H

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 Fidera located at 5716 Tanagerside Rd in the City of Lithia, Hillsborough, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of November, 2026
GOSOURCING LLC
November 13, 2026 26-04260H

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 Hawthorn Falls located at 7001 Interbay Blvd., Unit 267 in the City of Tampa, Hillsborough, FL 33616 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026
Hawthorn House, LLC
November 13, 2026 26-04249H

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 Off the Bay CPA located at 5005 W Laurel St in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of November, 2026
OFF THE BAY TAX & ACCOUNTING PLLC
Kendall Maccagnan, Member
November 13, 2026 26-04253H

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 Quack Records located at 20447 Autumn Fern Ave in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of November, 2026
JGQ Studios LLC
Joseph G Quackenbush, Manager
November 13, 2026 26-04265H

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 Business Advantage Insurance Partners located at 3905 Crescent Park Dr in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of November, 2026
Michael Garcia
November 13, 2026 26-04262H

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 COOSEMANS DISTRIBUTION located at 5106 N 30TH STREET in the City of TAMPA, Hillsborough, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026
INTERPRODUCE, INC.
ROY KANE, PRESIDENT
November 13, 2026 26-04248H

FIRST INSERTION

FINAL RANKING MEETING NOTICE

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

Final Ranking Meeting Will Be Held
On Monday, November 23, 2026
at 10am at Raymond James Stadium
Security Entrance B/C
off Himes Avenue

Contact djones@tampasportsauthority.com with questions.
November 13, 2026 26-04252H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/23/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1964 MELO mobile home bearing vehicle identification number 154501355 and all personal items located inside the mobile home. Last Tenant: Jeffrey Randell Viverette, Jr. Sale to be held at: Riverbreeze MHP, 9924 E. U.S. Highway 92, Tampa, Florida 33610, 813-219-0584.
November 13, 20, 2026 26-04269H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12-1-2026 at 11 a.m. the following vessel may be sold at public sale for storage charges pursuant to F.S. 328.17 tenant Jane R Mann/Nancy Krauss. 2002 Sea Ray Hin # SERV2919K102 NY 0912 UZ sale to be held at Shell Point Marina LLC 3340 W Shell Point Rd RUSKIN, FL 33570 vessel may have be released prior to the sale. ALL Sales ARE HELD WITH RESERVE
November 13, 20, 2026 26-04317H

SAVE TIME
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Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUITE
LV20906_V24

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that KATIE CACIOPPO, KIMIKO CACIOPPO, KAYLENE CACIOPPO, OWNERS, desiring to engage in business under the fictitious name of TAMPA GIFT WRAPPING located at 19046 BRUCE B DOWNS BLVD STE B6 #738, TAMPA, FLORIDA 33647 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 13, 2026 26-04268H

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 Courier TPA located at Tampa, FL in the City of Tampa, FL, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of January, 2026

Jesus Lima

November 13, 2026 26-04263H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 29-2026 CP-003246-A001-HC
Division: B
IN RE: ESTATE OF ELLEN G. MCMULLAN, Deceased.

The administration of the estate of ELLEN G. MCMULLAN, deceased, whose date of death was August 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 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 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 the surviving spouse or a beneficiary as specified under Section 732.2211, Florida Statutes.

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 13, 2026.

Personal Representative:
ELLEN M. CARDIN
293 Misty Lane
Wedowee, Alabama 36278

Attorney for Personal Representative:
Theodore R. M. Miller
Florida Bar Number: 1010557
Miller Troiano, P.A.
Post Office Box 8169
Lakeland, FL 33802
Telephone: (863) 688-7038
Fax: (863) 688-2619
E-Mail: tmiller@millerlawfl.com
Secondary E-Mail:
ddean@millerlawfl.com
November 13, 20, 2026 26-04258H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002177
Division: A
IN RE: ESTATE OF EDWARD A. MELLEY, Deceased.

The administration of the Estate of Edward A. Melley, deceased, whose date of death was August 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 13, 2026.

Personal Representative:
Lisa Marie Campbell
9917 Hartwell Bridge Circle
Tampa, Florida 33626

Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway,
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
November 13, 20, 2026 26-04316H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003831
IN RE: ESTATE OF BIPINCHANDRA J. ENGINEER, Deceased.

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

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

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

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 13, 2026.

USHA B. ENGINEER
Personal Representative
4709 W. Anita Blvd.
Tampa, FL 33611

Ashley G. Friedrich
Florida Bar No. 1007955
Attorney for Personal Representative
Fogarty Mueller Harris, PLLC
501 E. Kennedy Blvd.
Suite 1030
Tampa, FL 33602
Telephone: 813-549-4490
Email: ashley@fmhlegal.com
November 13, 20, 2026 26-04303H

--- ESTATE ---

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.: 24-CA-006001
MCLP ASSET COMPANY, INC, Plaintiff, VS.
DAVIN CLAY JOSEPH A/K/A DAVIN C. CLAY A/K/A DAVID JOSEPH; UNKNOWN SPOUSE OF DAVIN CLAY JOSEPH A/K/A DAVIN C. CLAY A/K/A DAVIN; CORY LAKE ISLES PROPERTY OWNERS 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 July 13, 2026 in Civil Case No. 24-CA-006001, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MCLP ASSET COMPANY, INC is the Plaintiff, and DAVIN CLAY JOSEPH A/K/A DAVIN C. CLAY A/K/A DAVID JOSEPH; UNKNOWN SPOUSE OF DAVIN CLAY JOSEPH A/K/A DAVIN C. CLAY A/K/A DAVIN; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 23, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 1, CORY LAKE ISLES - PHASE 2, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 11, 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 3rd day of November, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1092-13480B
Ref# 29008
November 13, 20, 2026 26-04247H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003775
Division B
IN RE: ESTATE OF JOANN NILES, Deceased.

The administration of the estate of JOANN NILES, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33606. 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 13, 2026.

JAMES JACKSON
Personal Representative
15611 Howell Park Lane
Tampa, FL 33625

Ryne E. Hartt, Esq.
Attorney for Personal Representative
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhartt@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
November 13, 20, 2026 26-04292H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-003402
IN RE: THE ESTATE OF FRANKIE CORRINE HILL A/K/A FRANKIE C. HILL, Deceased.

The administration of the Estate of Frankie Corrine Hill a/k/a Frankie C. Hill, deceased, whose date of death was August 10, 2026, File Number 26-CP-003402 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILEDWITHIN 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 13, 2026.

Personal Representative
STEPHEN DOUGLAS FORD
Personal Representative
4307 Larimar Lane
Land O Lakes, FL 34639

Attorney for Personal Representative
Jerrold Slutzky, Esq.
Attorney for Personal Representative
Florida Bar Number: 95747
Slutzky Law Firm
853 Main Street, Suite A
Safety Harbor, FL 34695
Telephone: (727) 475-6200
Email: jerryslulaw@gmail.com
November 13, 20, 2026 26-04282H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 20-CA-002220
AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs.
RICKY M. LUNDY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 18, 2025 in Civil Case No. 20-CA-002220 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC is Plaintiff and Ricky M. Lundy, 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 4th day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, Block 10, TREASURE PARK, according to the plat thereof, as recorded in Plat Book 29, Page(s) 57, 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
22-05150FL
November 13, 20, 2026 26-04277H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-012943
MIDFIRST BANK, Plaintiff, vs.
TOMAS R VARGAS A/K/A TOMAS VARGAS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 05, 2026 in Civil Case No. 25-CA-012943 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Tomas R Vargas a/k/a Tomas Vargas, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 29, Block 6 of NORTHGATE PHASE 3, according to the Plat thereof as recorded in Plat Book 136, Page(s) 35-38, of the Public Records of Hillsborough County, Florida.

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

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

/s/Robyn Katz
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
24-09045FL
November 13, 20, 2026 26-04278H

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-002646
Division B
IN RE: ESTATE OF STEVEN J. WILSON, Deceased.

The administration of the estate of Steven J. Wilson, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File No. 26-CP-002646, Division B, whose mailing address is P.O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney appear below.

Creditors served with a copy of this notice who have claims against the decedent's estate must file their claims with this Court within the later of three months after the first publication of this notice or thirty days after service of this notice on them. Other creditors having claims against the estate must file them with this Court within three months after the first publication of this notice.

CLAIMS NOT FILED WITHIN THE PERIODS PRESCRIBED BY SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED, SUBJECT TO THE EXCEPTIONS PROVIDED BY LAW. NOTWITHSTANDING THOSE PERIODS, CLAIMS FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DEATH ARE BARRED EXCEPT AS PROVIDED IN SECTION 733.710, FLORIDA STATUTES.

The Personal Representative or curator has no duty to investigate whether property held by the decedent or the decedent's surviving spouse at the time of death is or may be subject to the Florida Uniform Disposition of Community Property Rights at Death Act, sections 732.216–732.228, Florida Statutes, unless a creditor makes a written demand under section 732.2211, Florida Statutes. That demand must be filed with the Clerk.

Date of first publication: November 13, 2026.

Personal Representative:
Kim Wilson
4207 Hill Drive
Valrico, Florida 33596

Attorney for Personal Representative:
Jason Clark, MBA, Esq. |
Florida Bar No. 115936
Clark & Company PLLC
41334 North Hwy 19 #1011,
Tarpon Springs, FL 34689
(727) 505-8992 |
jclark@clarkcompanyfl.com
November 13, 20, 2026 26-04280H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tampa Tree Trim located at 5690 Jensen Rd. in the City of Tampa, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of November, 2026

Paynes Trees, LLC

November 13, 2026 26-04321H

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

--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-009488
MAGNOLIA BANK, INC. AKA MAGNOLIA BANK,
Plaintiff, vs.
IRENE R. STERLING; PATRICK M. BOSSMAN; VANESSA A. BOSSMAN; ISPC, INC. A/K/A ISPC; SERVICE FINANCE COMPANY LLC;
Defendants

NOTICE IS HEREBY GIVEN pursuant to An Order Rescheduling the Foreclosure Sale dated November 3, 2026, and entered in Case No. 24-CA-009488, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. MAGNOLIA BANK, INC. AKA MAGNOLIA BANK, is Plaintiff and IRENE R. STERLING; PATRICK M. BOSSMAN; VANESSA A. BOSSMAN; ISPC, INC. A/K/A ISPC; SERVICE FINANCE COMPANY LLC, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 8TH day of DECEMBER, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 73, BLOCK 1, WOODBERRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 79, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 5th day of November, 2026.

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
FN20432-24PHH/sap
November 13, 20, 2026 26-04256H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-012699
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JOSE ANTONIO ALVARADO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 2, 2026 in Civil Case No. 25-CA-012699 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Jose Antonio Alvarado, 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:

Lot 8, Block 9, Kingsway Downs Unit Two, according to the map or plat thereof, as recorded in Plat Book 47, Page 8, 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. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED this 4 day of November, 2026.

FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
Attorneys for Plaintiff
November 13, 20, 2026 26-04246H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-017704
PINEHURST AT CROSS CREEK PARCEL 'M' ASSOCIATION, INC.,
Plaintiff, v.
MADELAINE GARCIA RODRIGUEZ, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor D. Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 24, Block 5, CROSS CREEK PARCEL "M", PHASE 3B, according to map or plat thereof as recorded in Plat Book 91, Page(s) 1-1 through 1-5, inclusive, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 18th day of December, 2026.

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

DATED this 4 day of November, 2026.

FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
Attorneys for Plaintiff
November 13, 20, 2026 26-04246H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-003276
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2025-NQM4,
Plaintiff, vs.
YVROSE ALMICAR A/K/A Y ALMICAR, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 28, 2026 in Civil Case No. 26-CA-003276 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2025-NQM4 is Plaintiff and Yvrose Almicar a/k/a Y Almicar, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3, BLOCK 4, CHAPMAN MANORS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
26-20705FL
November 13, 20, 2026 26-04279H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case # 26-CA-008494
Judge Ellison
DT MORTGAGE SERVICES, INC.
Plaintiff, vs.
A WANDERLUST TOURS, L.L.C., et al
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of November, 2026 entered in Case No. 2026 CA 008494 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein DT Mortgage Services, Inc., is the Plaintiff and A Wanderlust Tours, LLC and Fairway Ridge Homeowners Association, Inc., and John Doe nka Evan Adger and Jane Doe nka Elizabeth Spano are defendants, the Clerk of the Circuit Court of Hillsborough, Florida will sell to the highest and best bidder for cash, through an electronically online sale at the following website: https://www.hillsborough.realforeclose.com in accordance with section 45.031, Fla. Stat, at 10:00 AM on the 10th day of December, 2026 the following described property as set forth in said Final Judgment, to-wit:

Lot 21, Block 1 of FAIRWAY RIDGE ADDITION, according to the map or plat thereof as recorded in Plat Book 65, Page 12, Public Records of Hillsborough County, Florida.
The street address is 2311 Sunview Avenue, Valrico, Fl

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 FUNDS AS UNCLAIMED.

AMERICANS WITH DISABILITIES ACT OF 1990 ADA NOTICE "

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 11th day of November, 2026

Submitted by:
s/ David Bakalar
David Bakalar / Florida Bar #0025062
Attorney for Plaintiff
3301 N. University Drive, Suite 100
Coral Springs, FI. 33065
Phone: 954-609-0218
DCBakalar@DCBakalar.com
November 13, 20, 2026 26-04300H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 2025-CA-009442
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
LORI GAIL WEATHERBY; BELL CREEK LANDING COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF LORI GAIL WEATHERBY,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on November 2, 2026, in Case No. 2025-CA-009442 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC, is Plaintiff, and LORI GAIL WEATHERBY and BELL CREEK LANDING COMMUNITY ASSOCIATION, INC. are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.hillsborough.realforeclose.com on December 2, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 37, OF BELL CREEK LANDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as: 11484 BROOK EDGE AVE, RIVERVIEW, FL 33569

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

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

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

Dated this 5th day of November 2026.

SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd,
Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
November 13, 20, 2026 26-04255H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-008970
DIVISION: I
GEORGIA'S OWN CREDIT UNION,
Plaintiff, vs.
WANDER SAMUEL FRANCO AYBAR; RACHELLY PAULINO ARISTY; CITY OF TAMPA, FLORIDA;
Defendant(s).

TO: Wander Samuel Franco Aybar
Residence Unknown
Rachelly Paulino Aristy
Residence Unknown

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

LOT 15, MORRISON COURT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE(S) 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Street Address: 1006 South Lois Avenue, Tampa, Florida 33629-4907

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice on or before 11/30/2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 on October 23, 2026

Victor D. Crist
Clerk of said Court
(SEAL) By: NARGIZ BENGUL
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:26-400147
November 13, 20, 2026 26-04315H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-009473 DIV F
CLICK N' CLOSE, INC.,
Plaintiff, v.
YUNEISY RODRIGUEZ FERNANDEZ, et al.,
Defendants.

TO: Yuneisy Rodriguez Fernandez
6403 Amundson Street
Tampa, FL 33634
Yuneisy Rodriguez Fernandez
10113 Singing Oaks Ct.
Tampa, FL 33615
Yuneisy Rodriguez Fernandez
3322 Carlton Arms Dr., Apt. 54
Tampa, FL 33614
Yuneisy Rodriguez Fernandez
3996 W. 11st Ln.
Hialeah, FL 33012
Yuneisy Rodriguez Fernandez
13963 SW 46th Ter., Apt. A
Miami, FL 33175

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

Lot 2, Block 1, NORTHWEST PARK UNIT NO. 2, according to the plat thereof, recorded in Plat Book 42, Page(s) 29, 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 11/4/2026

Victor D. Crist
as Clerk of the Circuit Court of
Hillsborough County, Florida
(SEAL) By: DHIMITRULA BINJAKU
DEPUTY CLERK
26-CA-009473

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
November 13, 20, 2026 26-04295H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-009330
DIVISION: C
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2020-RPL1,
Plaintiff, vs.
ROGER B. TAYLOR; UNKNOWN SPOUSE OF ROGER B. TAYLOR; DEBORAH DIANE TAYLOR A/K/A DEBORAH DIANE HENSLEY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE AND MORTGAGEE FOR AMNET MORTGAGE, INC., DBA AMERICAN MORTGAGE NETWORK OF FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Sale entered on November 5, 2026 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on DECEMBER 8, 2026 at 10:00 a.m. at http://www.hillsborough.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

THE WEST HALF OF LOT 59 OF GREEN ACRES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 8029 South Meadowview Circle, Tampa, FL 33625

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

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

Dated: November 9, 2026

/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: servicefl@mtglaw.com
November 13, 20, 2026 26-04271H

FIRST INSERTION

Notice of Foreclosure Sale
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
Case Number: 26-CC-030074
Century Fire Protection, LLC
Plaintiff, vs.
Associa Gulf Coast, Inc., The Green Companies, Inc., Meadow Wood Property Company and Green Town Park, LLC
Defendant(s),
TO: Green Town Park, LLC
6064 Gibson Avenue
Tampa, FL 33617
NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of foreclosure dated October 28, 2026 and entered in Case No 26-CC-030074 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein Century Fire Protection, LLC Plaintiff and Green Town Park, LLC, are defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.hillsborough.realforeclose.com at 10am, on November 30, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

Legal Description:
The land referred to herein below is situated in the County of Hillsborough, State of FL, and described as follows:
Lots 72 and 76 of RAINTREE TOWNHOMES, according to the Plat thereof, as recorded in Plat Book 109, Page 2233, of the Public Records of Hillsborough County, Florida.
TOGETHER WITH non-exclusive easements granted for the benefit of the above-described property, as set forth in the certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Raintree Townhomes, recorded in Official Records Book 18435, at Page 1468, together with First Amendment recorded April 22, 2013, in Official Records Book 21828, Page 994, 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 withing 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 ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL 33602, (813) 276-8100, Extension 7039, 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: November 5, 2026
Attorney for Plaintiff
Mark A. Husted
1049061
Hendrick Phillips Salzman & Siegel, PC
2100 Riveredge Parkway, Suite 1150
Atlanta, GA 30328
(404) 522 1410
mah@hpsslaw.com
November 13, 20, 2026 26-04281H

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 26-CA-007679
TH MSR HOLDINGS LLC,
Plaintiff, vs.
JULIO GARCIA GONZALEZ; et al.,
Defendants.
TO: JULIO GARCIA GONZALEZ; 2402 S 47TH STREET, TAMPA, FL 33619
UNKNOWN SPOUSE OF JULIO GARCIA GONZALEZ; 2402 S 47TH STREET, TAMPA, FL 33619
YOU ARE NOTIFIED that an action to foreclose to the following property in Hillsborough County, Florida:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF FLORIDA, COUNTY OF HILLSBOROUGH DESCRIBED AS FOLLOWS; TRACT BEGINNING 443.84 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 19 EAST, RUN SOUTH 241.42 FEET, WEST 114 FEET, NORTH 241.42 FEET AND EAST 114 FEET TO THE POINT OF BEGINNING, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as 2402 S 47TH ST, TAMPA, FL 33619.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 12/14/2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
DATED on NOV 06 2026.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: Patricia Rorer
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
November 13, 20, 2026 26-04318H

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-001249
M A S INVESTMENTS GROUP CORP., a Florida Profit Corporation
Plaintiff, vs.
RENAISSANCE BG, LLC, a dissolved Florida limited liability company; HARBOUR HOMES AT HARBOUR ISLAND NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation and THE SOUTH NEIGHBORHOOD ASSOCIATION INC., a Florida not for profit corporation
Defendants.
NOTICE IS HEREBY GIVEN, pursuant to an Order or Final Judgement of Foreclosure dated 11/5/2026, AND ENTERED in Case No. 26-CA-001249 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein M A S INVESTMENTS GROUP CORP., a Florida Profit Corporation is Plaintiff, and RENAISSANCE BG, LLC, a dissolved Florida limited liability company, et. al., are Defendants, the Clerk of Court of Hillsborough County, Victor D. Crist, will sell to the highest and best bidder for cash by ELECTRONIC SALE BEGINNING AT 10:00 a.m on the 4th day of January, 2027 at https://www.hillsborough.realforeclose.com/ the following described property as set forth in said Order or Final Judgment; to-wit:

Parcel I
Lot 3, Block 1, Harbour Homes, Phase One, according to the map or plat thereof as recorded in Plat Book 70, Page 20, Public Records of Hillsborough County, Florida.
Parcel II
A non-exclusive easement for ingress and egress appurtenant to the above-described property as set forth in Harbour Island Declaration of Covenants, Conditions, and Restrictions as recorded in O.R. Book 4606, Page 1182, and all amendments thereto, Public Records of Hillsborough County, Florida.
Property Address: 1136 Shipwatch Circle, Tampa, FL 33602

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 OF COURT NO LATER THAN THE DA TE 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.
MARK EVANS KASS, ESQUIRE
Attorney for Plaintiff
1497 N.W. 7th Street
Miami, Florida 33125
November 13, 20, 2026 26-04301H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-006151
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,
Plaintiff, vs.
GERARDO RAMIREZDANA; UNKNOWN SPOUSE OF GERARDO RAMIREZDANA; ELIZABETH M. RAMIREZDANA; UNKNOWN SPOUSE OF ELIZABETH M. RAMIREZDANA; WELLINGTON SOUTH AT BAY PARK HOMEOWNER'S ASSOCIATION, INC.; GEORGIA'S OWN CREDIT UNION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed October 7, 2026 and entered in Case No. 25-CA-006151, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and GERARDO RAMIREZDANA; UNKNOWN SPOUSE OF GERARDO RAMIREZDANA; ELIZABETH M. RAMIREZDANA; UNKNOWN SPOUSE OF ELIZABETH M. RAMIREZDANA; WELLINGTON SOUTH AT BAY PARK HOMEOWNER'S ASSOCIATION, INC.; GEORGIA'S OWN CREDIT UNION; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on 7th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 3, WELLINGTON SOUTH AT BAY PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE(S) 207 THROUGH 212, 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.
This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 6th day of November 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00487 CMS
V6.20190626
November 13, 20, 2026 26-04275H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-002601
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2006-EC2,
Plaintiff, vs.
LEON EDWARD WILLIAMS, JR., et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 1, 2026, and entered in Case No. 2024-CA-002601 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee on behalf of the registered holders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-EC2, is the Plaintiff and, Clifford G Tulloch, City of Tampa, Florida, Leon Edward Williams Jr, 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 2, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, BLOCK 21, BELLMONT HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 3019E LOUISIANA AVE TAMPA FL 33610

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 06 day of November, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
Charline Calhoun, Esq.
IM/23-003460
November 13, 20, 2026 26-04257H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 22-CA-004973
DIVISION: B
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,
Plaintiff, vs.
KANESHIA S. PENDLETON; UNKNOWN SPOUSE OF KANESHIA S. PENDLETON; GREGORY PENDLETON; LIVE OAK PRESERVE ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on October 12, 2026 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on DECEMBER 7, 2026 at 10:00 a.m. at http://www.hillsborough.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

LOT 65, BLOCK 90, LIVE OAK PRESERVE PHASE 2B - VILLAGES 12 AND 15, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 90 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 20443 Autumn Fern Avenue, Tampa, FL 33647

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Dated: November 9, 2026
/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: servicefl@mtglaw.com
November 13, 20, 2026 26-04274H

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-002507
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR ISV TRUST 1A,
Plaintiff, v.
MIDTOWN VENTURE GROUP, LLC, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 5, 2026 and entered in Case No. 25-CA-002507 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein CHRISTOPHER CRUZ, MIDTOWN 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 11, 2026 at 10:00 am, the following described real property as set forth in said Final Judgment, to wit:

LOT BEGINNING 20.88 FEET EAST OF THE NORTHWEST CORNER OF LOT 4 AND RUN EAST 56 FEET SOUTH TO THE SOUTH BOUNDARY, WEST 75 FEET AND NORTHERLY TO BEGINNING, REVISED MAP OF FLOWERS AND STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 919 EAST 122ND AVE, 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 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 13, 20, 2026 26-04322H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 2025-CA-009447
FREEDOM MORTGAGE CORPORATION,
Plaintiff,
KIMMIE ALISA CHEVALIER; MARC ARTHUR CHEVALIER; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; OAKS AT RIVERVIEW COMMUNITY ASSOCIATION, INC.,
Defendants.
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 15, 2026, in Case No. 2025-CA-009447 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and KIMMIE ALISA CHEVALIER, MARC ARTHUR CHEVALIER, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and OAKS AT RIVERVIEW COMMUNITY ASSOCIATION, INC. are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.hillsborough.realforeclose.com on December 7, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 4, OAKS AT RIVERVIEW, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE(S) 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as: 313 E KIRBY ST, TAMPA, FL 33604

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Dated this 11th day of November 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
November 13, 20, 2026 26-04323H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2026-CA-009980
Division F
MIDFLORIDA CREDIT UNION, Plaintiff, v.
JOHN ARTHUR WILLIAMS, JR. A/K/A JOHN WILLIAMS; STACEY OWENBY WILLIAMS A/K/A STACEY WILLIAMS; TENANT #1; TENANT #2; MANSOURI DESIGN BUILD, LLC; HIGHGROVE, LLC D/B/A U.S. POOLS; THE ASSET PRESERVATION POOLED ACCOUNT INVESTMENTS, LLC A/K/A THE ASSET PRESERVATION POOLED TRUST, INC.; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.

TO: JOHN ARTHUR WILLIAMS, JR. A/K/A JOHN WILLIAMS AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

PARCEL I:
BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTH ALONG SAID SECTION LINE 701.62 FEET, SAID POINT BEING A CONCRETE MONUMENT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF LAKE FERN TARPON SPRINGS ROAD FOR A POINT OF BEGINNING, RUN THENCE WESTERLY ALONG SAID RIGHT OF WAY 321.88 FEET, THENCE SOUTHERLY 721.4 FEET MORE OR LESS TO A POINT ON THE SOUTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER THAT IS 326.15 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, RUN THENCE EASTERLY 326.15 FEET ALONG SAID SOUTH BOUNDARY OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTHERLY 719.28 FEET TO THE POINT OF BEGINNING.
PARCEL II:
A TRACT IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 10, RUN SOUTH 89 DEGREES 56'00" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 636.15 FEET, RUN THENCE SOUTH 0 DEGREES 07'00" EAST, A DISTANCE OF 100 FEET, RUN THENCE NORTH 89 DEGREES 56'00" EAST, A DISTANCE OF 638.00 FEET, MORE OR LESS, TO A POINT ON THE EAST BOUNDARY OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, RUN THENCE NORTH 1 DEGREES 01'48" WEST, ALONG SAID EAST BOUNDARY OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT
A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, RUN SOUTH 89 DEGREES 56'00" WEST, A DISTANCE OF 606.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 07'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89 DEGREES 56'00" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00 DEGREES 07'00" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEGREES 56'00" EAST, A DISTANCE OF 30.00 FEET; TO THE POINT OF BEGINNING.
PARCEL III:
BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTH ALONG SAID SECTION LINE 701.62 FEET, SAID POINT BEING A CONCRETE MONUMENT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF LAKE FERN-TARPON SPRINGS ROAD, RUN THENCE WESTERLY ALONG SAID RIGHT-OF-WAY 321.88 FEET FOR A POINT OF BEGINNING, RUN THENCE WESTERLY ALONG SAID RIGHT-OF-WAY 310.0 FEET, THENCE SOUTHERLY 721.4 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 THAT IS 636.15 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, RUN THENCE EASTERLY 310.0 FEET ALONG THE SAID SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THENCE NORTHERLY 720.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
LESS AND EXCEPT A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, RUN THENCE SOUTH ALONG SAID SECTION LINE 701.62 FEET, SAID POINT BEING A CONCRETE MONUMENT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF LAKE FERN-TARPON SPRINGS ROAD, RUN THENCE WESTERLY 601.88 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00'00" EAST, A DISTANCE OF 721.40 FEET; THENCE SOUTH 90 DEGREES 00'00" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00 DEGREES 00'00" EAST, A DISTANCE OF 721.40 FEET; THENCE NORTH 90 DEGREES 00'00" EAST, A DISTANCE OF 30.00 FEET; TO THE POINT OF BEGINNING.
PARCEL IV:
A TRACT IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, RUN SOUTH 89 DEGREES 56'00" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 626.15 FEET, RUN THENCE SOUTH 0 DEGREES 07'00" EAST, A DISTANCE OF 100.0 FT, TO A POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE SOUTH 0 DEGREES 07'00" EAST A DISTANCE OF 100.0 FEET, RUN THENCE NORTH 89 DEGREES 56'00" EAST, PARALLEL TO SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 627.69 FEET, TO A POINT ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; RUN THENCE NORTH 0 DEGREES 33'20" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 100.0 FEET; RUN THENCE SOUTH 89 DEGREES 56'00" WEST, PARALLEL TO AND 100.0 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 626.92 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT
A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; RUN THENCE SOUTH 89 DEGREES 56'00" WEST, A DISTANCE OF 626.15 FEET; THENCE SOUTH 00 DEGREES 07'00" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56'39" EAST, A DISTANCE OF 18.92 FEET; THENCE SOUTH 00 DEGREES 07'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89 DEGREES 56'00" WEST, A DISTANCE OF 18.92 FEET; THENCE NORTH 00 DEGREES 07'00" WEST, A DISTANCE OF 100.00 FEET; TO THE POINT OF BEGINNING.
PARCEL V:
THE WEST 50.0 FEET OF THE SOUTH 100.0 FEET OF THE NORTH 200.0 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL VI:
THE WEST 200.0 FEET OF THE NORTH 100.0 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.
Parcel ID No.: U-10-27-17-ZZZ-000000-06740.0
Property Address: 8620 Tarpon Springs Road, Odessa, Florida 33556

has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit, Hillsborough County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before December 15, 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.

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

DATE: 11/9/2026

VICTOR D. CRIST
Clerk of the Court
By: Dhimitrula BinJaku,
Deputy Clerk

Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
November 13, 20, 2026 26-04270H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-CA-000484
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
KYLE MCCULLERS; ADVANTA IRA SERVICES, LLC FBO CHAD HOLMAN IRA #8007136; AQUA FINANCE, INC.; FOUNDATION FINANCE COMPANY LLC; RIVERCREST COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JESSICA E. MCCULLERS; 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 25 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 13, RIVERCREST PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 90, PAGES 99-1 THROUGH 99-17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 11808 HOLLY CREEK DR, RIVERVIEW, FL 33569

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

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

Dated this 05 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
25-04288
November 13, 20, 2026 26-04296H

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-008116
Freedom Mortgage Corporation, Plaintiff, vs.
Ivan Jose Pitre Agosto a/k/a Ivan Pitre, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-008116 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Ivan Jose Pitre Agosto a/k/a Ivan Pitre; Ovemaris Martinez Toledo; United States of America on behalf of the Secretary of Housing and Urban Development; ISPC, Inc dba ISPC; Mangrove Point Community Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 10th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 269, MANGROVE POINT PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141 PAGE(S) 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-28-31-19-C6E-000000-00269.0

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 10th 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-F02074
November 13, 20, 2026 26-04297H

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-001048
SELENE FINANCE, LP,
Plaintiff, vs.
JONATHAN EDMONSON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 07, 2026, and entered in 26-CA-001048 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and JONATHAN EDMONSON; UNKNOWN SPOUSE OF JONATHAN EDMONSON; NORTH BAY VILLAGE CONDOMINIUM 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 December 07, 2026, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 08C-1, NORTH BAY VILLAGE CONDOMINIUM, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3595, PAGE 385, ALL ATTACHMENTS AND AMENDMENTS THERETO, AND ACCORDING TO THE CONDOMINIUM PLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 48, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6308 NEW-TOWN CIRCLE APT 8C1, TAMPA, FL 33615

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 10 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
25-380612 - NaP
November 13, 20, 2026 26-04311H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 2026-CA-009444
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
ANGEL ARNALDO GONZALEZ LEYVA; et al.,
Defendants.

TO: ANGEL ARNALDO GONZALEZ LEYVA; 2023 LANCE CT, DOVER, FL 33527
UNKNOWN SPOUSE OF ANGEL ARNALDO GONZALEZ LEYVA; 2023 LANCE CT, DOVER, FL 33527

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

LOT 20, BLOCK 3, KIM ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 56-1 AND 56-2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 2023 LANCE CT, DOVER, FL 33527.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 12/14/2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on NOV 06 2026.

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

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd.,
Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
November 13, 20, 2026 26-04319H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-011369
Freedom Mortgage Corporation
Plaintiff, vs.
Renelle T. Johnson; Unknown Spouse of Renelle T. Johnson; Ashley G. Johnson; Unknown Spouse of Ashley G. Johnson; Harbour Place City Homes Condominium Association, Inc.
Defendants.

TO: Renelle T. Johnson and Unknown Spouse of Renelle T. Johnson
Last Known Address: 501 Knights Run Ave, Unit 1114, Tampa, FL 33602

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

CONDOMINIUM UNIT 1114, HARBOUR PLACE CITY HOMES, A CONDOMINIUM, TOGETHER WITH THE APPURTENANCES THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 16306, PAGE 1026, AS AMENDED FROM TIME TO TIME, AND FURTHER DESCRIBED IN CONDOMINIUM PLAT BOOK 20, PAGE 298, AND ALSO TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN, TO AND OVER, AND THE USE OF COMMON PROPERTIES AND FOR VEHICULAR TRAFFIC OVER ALL PRIVATE STREETS AND BRIDGES WITHIN THE COMMON PROPERTIES CREATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 4606, PAGE 1182, AFORESAID PUBLIC RECORDS, AND ALL AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 07/30/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on JUN 12 2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 25-F03331
November 13, 20, 2026 26-04273H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-CA-009396
DIV: F
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
CHRISTIAN AGUILERA SANDOVAL AKA CHRISTIAN AGUILERA-SANDOVAL; UNKNOWN SPOUSE OF CHRISTIAN AGUILERA SANDOVAL AKA CHRISTIAN AGUILERA-SANDOVAL; CITY OF TAMPA, FLORIDA; ALL UNKNOWN PARTIES CLAIMING ITNERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):

UNKNOWN SPOUSE OF CHRISTIAN AGUILERA SANDOVAL AKA CHRISTIAN AGUILERA-SANDOVAL
13102 GREENGAGE LANE
TAMPA, FL 33612

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

: LOT 27, MACKMAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF THE VACATED ALLEY ADJOINING THE WEST BOUNDARY OF SAID LOT AS DESCRIBED IN ORDINANCE NO. 98-245, RECORDED IN BOOK 9338, PAGE 731, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 4206 N 13th St, Tampa, FL 33603

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 12/15/2026, a date which is within thirty (30) days after the first publication of this Notice 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.

This notice is provided pursuant to Administrative Order No. 2.065.

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 provisions of certain assistance. Please contact the Hillsborough County ADA Officer at ADA@HCFL.gov or call (813) 276-8401 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 11/9/2026

Victor D. Crist
As Clerk of the Court
(SEAL) By D. BINJAKU
Deputy Clerk
26-CA-009396

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
November 13, 20, 2026 26-04276H

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 3626
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD

TO: Unknown
Hillsborough, FL

YOU ARE NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to Clay H. Whittaker, Esq. d/b/a Gulf Coast Adoptions, PLLC, as the Adoption Entity, and whose address is 30 S. Spring St. Pensacola, Florida 32502 (and phone number 850-999-7977), on or before 12/28/2026 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 Girl Carlton
Date of Birth: September 29, 2026
Place of Birth: South Florida Baptist Hospital, Plant City, Hillsborough County, Florida

Physical Description of Respondent Unmarried Biological Father:

Age: 40
Race: White
Hair Color: Unknown/Balding
Eye Color: Blue
Approximate Height: Unknown
Approximate Weight: 5'0"
Potential Location: Unknown

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

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

February 3, 2027 @ 2:00 P.M. C.S.T.
Judge Paul Bailey
Join Zoom Meeting from Computer
https://link.edgepilot.com/x/suq7-YxDPSdystfmBvnahw?u=https://zoom.us/j/7623753843
Meeting ID: 762 375 3843
Dial-in from telephone
+1 312 626 6799 US (Primary)
+1 929 205 6099 US (Secondary)
Meeting ID: 762 375 3843

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: 11/09/2026

PAM CHILDERS,
CLERK & COMPTROLLER
CLERK OF THE CIRCUIT COURT
(SEAL) By: Dominick Brennan
{Deputy Clerk}

Nov. 13, 20, 27; Dec. 4, 2026
26-04320H

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 2026-DR-006958
Division: F
VANESSA MACEAN,
Petitioner,
and
ROSEMOND MACEAN,
Respondent,

TO: ROSEMOND MACEAN
472 Sixth Avenue NW,
Ruskin, Florida 33570

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Constance D. Coleman, Esq., The Coleman Law Group, P.A., attorney for Petitioner, Vanessa Macean, whose address is 2901 1st Avenue North, Suite 303, St. Petersburg, Florida 33713 on or before 12/10/2026, and file the original with the clerk of this Court at Hillsborough County Clerk of the Circuit Court, 800 E. Twiggs Street, Room 101, Tampa, Florida 33602 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 action is asking the court to decide how the following real or personal property should be divided: NONE

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

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: 11/4/2026

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: DHIMITRULA BINJAKU
Deputy Clerk
26-DR-006958

Constance D. Coleman, Esq.,
Coleman Law Group, P.A.,
attorney for Petitioner,
Vanessa Macean,
2901 1st Avenue North,
Suite 303,
St. Petersburg, Florida 33713
Nov. 13, 20, 27; Dec. 4, 2026
26-04245H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2026, and entered in 25-CA-009030 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and RAUL PEREZ; CLIFFORD FRIAS; HOUSING AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 07, 2026, the following described property as set forth in said Final Judgment, to wit:

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

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

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

IMPORTANT

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

Dated this 10 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
25-329391 - MiM
November 13, 20, 2026 26-04310H

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-004010
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TERRI MOLFETTO, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 11, 2026, and entered in 25-CA-004010 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TERRI MOLFETTO, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STEVE R. HERBSTMAN; NICK MOLFETTO; GARY MOLFETTO; MARC MOLFETTO; ANDREA MOLFETTO 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 07, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, FOSTERVILLE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 64 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3004 W VAN BUREN DR, 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 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 10 day of November, 2026.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-271204 - NaP
November 13, 20, 2026 26-04312H

SALE



Email your Legal Notice
legal@businessobserverfl.com
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V27

--- 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.: 25-CA-010094
CLICK N' CLOSE, INC.,
Plaintiff, v.
KEVIN ALEXANDER CASTANEDA, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on December 16, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 2, Block 20, MAGNOLIA PARK NORTHEAST PARCEL "D", according to the map or plat thereof, as recorded in Plat Book 118, Page(s) 232, of the Public Records of Hillsborough County, Florida.

Property Address: 4506 Paper Mulberry Place, Riverview, FL 33578

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

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

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

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

SUBMITTED on this 10th day of November, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave,
Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
November 13, 20, 2026 26-04305H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-010084
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
DAMIAN MATHIS, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on December 16, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

LOT 19, BLOCK 3, OF WATERLEAF PHASE 1C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE(S) 58-61, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11826 Cross Vine Drive, Riverview, FL 33579

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

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

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

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

SUBMITTED on this 10th day of November, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave,
Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
November 13, 20, 2026 26-04306H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002749
Division A
IN RE: ESTATE OF DONNA G. GUSS
Deceased.

The administration of the estate of DONNA G. GUSS, deceased, whose date of death was June 27, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 13, 2026.

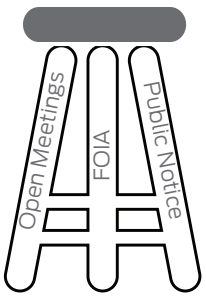
Personal Representative:
TAMARA CASTLE
164 Marilla Road
Columbus, OH 43207

Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 27906
Berlin Patten Ebling, PLLC
324 S. Hyde Park Ave. Ste. 325
Tampa, FL 33606
Telephone: (813) 467-7500
Fax: (813) 251-1662
E-Mail 1:
jhemenway@berlinpatten.com
E-Mail 2: jrigo@berlinpatten.com
E-Mail 3: probate@berlinpatten.com
November 13, 20, 2026 26-04302H

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:

Accessibility

Independence

Verifiability

Archivability

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in

all 50 states

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers

Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**

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XNV181187

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
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To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNV181187

SUBSEQUENT INSERTIONS

SECOND 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

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 26-04175H

SECOND 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



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
and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday 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

SECOND INSERTION

Notice of Public Sale

U-Stor Linebaugh
Notice is hereby given that the following storage unit is intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on 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

FOURTH 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 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

SECOND 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

SECOND 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

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

--- PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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, Louniesha; 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

SECOND 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, Lataujua; 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

--- ESTATE ---

SECOND 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.

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

SECOND 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

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-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

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND 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
LV20978_V28

--- ESTATE / SALES ---

SECOND 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

SECOND 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

SECOND 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 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.

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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 26-CP-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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2026- CP-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

SECOND 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

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CA-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

SECOND 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 ---

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.: 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

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-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

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-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
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Miami, FL 33161
Telephone: (305) 501-2808
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By: /s/ Rebecca E. Smith
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FL Bar No.: 0458600
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FL Bar No.: 59454
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FL Bar No.: 1055042
Jimmy Edwards, Esq.
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fcpleadings@ghidottiberger.com
November 6, 13, 2026 26-04186H

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-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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-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:
ServiceMail@aldridgepite.com
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2026.10.30 16:02:30-04'00'
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November 6, 13, 2026 26-04203H

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906 V34

--- SALES ---

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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

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-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

SECOND 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

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-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

SECOND 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, 13, 2026 26-04170H

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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-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

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-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

SECOND 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

SECOND 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 ---

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-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

SECOND 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

SECOND 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

SECOND INSERTION

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

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated September 29, 2026, 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

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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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.

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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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

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FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD 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

FOURTH 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

FOURTH 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

FOURTH 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