Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 16th day of December, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Wilkerson Coni totes boxes bags misc. Wilkerson coni totes furniture tires bags misc. Machol, Kathryn washing machine, baby items, craft supplies, boxes, outdoor furniture; Joseph, Tamara awnings , outdoor chairs, totes ,bags; Lenker, Tricia golf clubs, clothes, r.c.boat, shop vac, fan, totes; Woodard, Quientin bookshelf mattress lamp chair tvs. Jones Hattie stove refrigerator mattress bags boxes clothes; Boyd Michael 3 bicycles boxes ladder skate boards fans; Smith Melissa clothes toys ceiling fan bags boxes Sale is subject to cancellation in the event of settlement between owner and obligated party.

November 20, 27, 2026 26-04327H

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 December 15, 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 20, 2026 26-04358H

FIRST INSERTION

NOTICE OF MEETINGS RIVERBEND COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The RiverBend Community Development District Audit Committee will meet on Thursday, December 10, 2026, at 6:30 p.m. at the RiverBend Amenity Center, 2502 Dakota Rock Dr., Ruskin, FL 33570. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the RiverBend Community Development District.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the District Manager, 4530 Eagle Falls Place, Tampa, FL 33619 or call (813) 344-4844. The meetings may be continued to a date, time and place to be specified on the record at the meetings.

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

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

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

Amanda Ferguson, District Manager
November 20, 2026 26-04370H

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on December 10, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Stephanie DeLuna, District Manager
November 20, 2026 26-04373H

FIRST INSERTION

NOTICE OF RESCHEDULED MEETING OF THE BOARD OF SUPERVISORS OF RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District (the "District") has rescheduled the Board meetings originally scheduled for Tuesday, November 24, 2026, and Tuesday, December 22, 2026. The rescheduled meeting will be held on **Monday, December 7, 2026, at 10:30 a.m. at the offices of Rizzetta & Company, located at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Drive, Suite 2745, Riverview, Florida 33578; Phone: (813) 533-2950 (the **"District Manager's Office"**).

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least 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.

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

Reserve at Pradera Community Development District
Rizzetta & Company, Inc.
(813) 533-2950
November 20, 2026 26-04337H

FIRST INSERTION

BOARD OF SUPERVISORS AMENDED MEETING DATES FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026-2027

The Board of Supervisors of the Forest Brooke Community Development District will hold their regular meetings for the Fiscal Year 2026-2027 at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598 at 6:30 p.m. on the 4th Thursday of the following months unless otherwise indicated:

January 28, 2027
February 25, 2027
March 25, 2027
April 22, 2027
May 27, 2027
June 24, 2027
July 22, 2027
August 26, 2027
September 23, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least 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 Office.

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

Richard McGrath, District Manager
November 20, 2026 26-04371H

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 1001874 from Metro Spur, LLC in Hillsborough County Folio(s) 041717-0000. Application received: October 25, 2026. Proposed activity: Warehouse. Project name: Shadowlawn Warehouse. Project size: 16.90 acres. Location: Section 3, Township 29 S, Range 19 E, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

November 20, 2026 26-04383H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Balaji Pharma LLC, desiring to engage in business under the fictitious name MedPack located at 162 N Parsons Ave Brandon, FL 33510, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 20, 2026 26-04328H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that A&B crewing, desiring to engage in business under the fictitious name Seamless Yacht Management located at 18035 Wayne road, 33555, Odessa, Fl , intends to register said name in hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 20, 2026 26-04329H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 12/14/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585..

NAME: JORDAN AUTO SALES LLC 1B7HC13Z11J603240 2001 RAM 3437.00 TEL: 813-917-0995 MV#: MV115636 LOCATION: 1104 S 78TH ST, TAMPA, FL 33619 /

NAME: GALANO BODY SHOP INC 7FARS6H93TE102491 2026 HOND 15623.72 TEL: 813-534-2970 MV: MV115199 LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605 /

NAME: PRESTIGE EUROPEAN SERVICES LLC 1972 2322193774 VOLK 5267.89 / 2T2HK31U18C088389 2008 LEXS 3248.87 TEL: 787-366-1899 MV: MV101488 LOCATION: 1017 S 82ND ST, TAMPA, FL 33619 /

NAME: AG GOLD AUTO SALES LLC 1HGCY1F34RA057808 2024 HOND 13889.63 / 3TMLB5JN9SM172347 2025 TOYT 19356.87 /1C4RJEBGXLC245757 2020 JEEP 8869.27 TEL: 813-709-9813 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/

NAME: FAST SERVICES FLORIDA LLC 5YFB4MDE9RP171097 2024 TOYT 10438.91 / 7FARS6H95PE015925 2023 HOND 16522.83 TEL: 813-234-2400 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 /

NAME: CACHIMBA BODYSHOP LLC 1FTEW1EG1HFC34558 2017 FORD 12743.65 / KM8R74HE8NU383403 2022 HYUN 11422.00 TEL: 813-892-8943 LOCATION: 9246 LAZY LN TAMPA, FL 33614 /

NAME: AUTOMOTIVE LL87 LLC 5XYP64HC0MG110422 2021 KIA 12423.36 / 1C4HJXDN3NW253803 2022 JEEP 12647.31 TEL: 813-802-0092 MV: MV115698 LOCATION: 5510 N HIMES AVE, TAMPA, FL 33614 /

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

November 20, 2026 26-04362H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the Waterset Central Community Development District (the "District") will hold a Regular Meeting (the "Meeting") of its Board of Supervisors (the "Board") on December 9, 2026, at 10:00 a.m. at The Waterset Club located at 7231 Paradiso Dr, Apollo Beach, Florida 33572.

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

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

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

Stephanie DeLuna, District Manager
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
November 20, 2026 26-04372H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on December 14th at 9:00am the following vehicles(s) may be sold at public sale at 206 E ROBERTSON STREET BRANDON, FL 33511 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

2016 Hyundai Sonata VIN 5NPE24AA4GH426902

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: YOUR MECHANIC 813 OF BRANDON
Lienor Address: 206 E ROBERTSON STREET, BRANDON, FL 33511
Lienor Telephone #: 813-685-1353
MV License #: MV150183
Location of Vehicles: 206 E ROBERTSON STREET BRANDON, FL 33511

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

November 20, 2026 26-04386H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on December 14th at 9:00am the following vehicles(s) may be sold at public sale at 206 E ROBERTSON STREET BRANDON, FL 33511 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

2019 Chevy Colorado VIN 1GCGSCEN9K1290184

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: YOUR MECHANIC 813 OF BRANDON
Lienor Address: 206 E ROBERTSON STREET, BRANDON, FL 33511
Lienor Telephone #: 813-685-1353
MV License #: MV150183
Location of Vehicles: 206 E ROBERTSON STREET BRANDON, FL 33511

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

November 20, 2026 26-04387H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on December 14th at 9:00am the following vehicles(s) may be sold at public sale at 206 E ROBERTSON STREET BRANDON, FL 33511 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

2004 Chrysler Crossfire VIN 1C3AN69LX4X023163

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: YOUR MECHANIC 813 OF BRANDON

Lienor Address: 206 E ROBERTSON STREET, BRANDON, FL 33511

Lienor Telephone #: 813-685-1353

MV License #: MV150183

Location of Vehicles: 206 E ROBERTSON STREET BRANDON, FL 33511

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

November 20, 2026 26-04388H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 28TH 2026:

ELEVATE AUTO BODY LLC 1812 EAST BUSCH BLVD TAMPA,FL 33612 PHONE (813)374-4391 MV150452 2016 BMW WBA8B3G54GNT62567 $23,021.97 M&S PAINT & BODY SHOP INC 3312 W COLUMBUS DR TAMPA,FL 33607 PHONE (813)876-1133 MV4484 2015 CHEV 1GCVKREC8FZ384492 $9124.07

November 20, 2026 26-04405H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS'

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold the regular meeting of the Board of Supervisors on **December 10, 2026, at 1:30 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602.** The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District
Rachel Welborn, District Manager
November 20, 2026 26-04396H

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 Ardelle Gardens Care Center located at 1818 E FLETCHER AVE in the City of Tampa, Hillsborough, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of November, 2026

BRISTOL SNF LLC
November 20, 2026 26-04334H

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 Yoggi Bear Fence and Tree located at 2242 Crumley 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 11th day of November, 2026

Yoggi Bear Fencing LLC
November 20, 2026 26-04333H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026, 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 20, 27, 2026 26-04407H

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 Tastings Events located at 15257 Amberly Dr Ste 722 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 11th day of November, 2026

Naya Shelton
November 20, 2026 26-04338H

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 VIETUS NEWS located at 8118 N Fremont Ave 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 11th day of November, 2026

R & R Services And Company LLC
November 20, 2026 26-04339H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that CROSSFIN LLC, OWNER, desiring to engage in business under the fictitious name of SOUTHVUE CONSTRUCTION located at 5203 E BROADWAY AVE, TAMPA, FLORIDA 33619 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 20, 2026 26-04359H

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 a Turfco 1550 Topdresser or approved equal for use at Raymond James Stadium.

BID #26-02

Turfco 1550 Topdresser or approved equal for use at Raymond James Stadium.

BID DUE DATE

Tuesday, December 8, 2026 not later than 10am

Bid packages will be available for distribution on Friday, November 20, 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 17th Day of November 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
November 20, 2026 26-04406H

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District (District) issued on November 17, 2026, a New Water Use Permit at Two Rivers Golf Course, by applicant: EPG1, LLC, 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609-3337; and Two Rivers South Community Development District, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Application No. 20 021288.000. Application received: October 13, 2025. Predominant use type(s): Golf Course. Quantity: The authorized allocated groundwater quantities permitted are as follows: 93,400 gallons per day (gpd) Annual Average Daily (AAD); 98,500 gpd Peak Month, and zero (0) Maximum Crop (Frost-Freeze) Protection gallons per event. Location: Section(s) 1, Township 27 South, Range 20 East; and Section(s) 4, 5, 6, 7, 8, 9 and 31, Township 27 South, Range 21 East, in Hillsborough County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

November 20, 2026 26-04413H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Wainwright Plumbing and Air Conditioning located at 5133 West Clifton Street in the City of Tampa, Hillsborough, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2026

Keith Nye
November 20, 2026 26-04344H

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 PDM Sync located at 6207 S Westshore Blvd 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 12th day of November, 2026

Ajility Development LLC
Sami Aji
November 20, 2026 26-04353H

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 Lighthouse Bets 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 17th day of November, 2026.

LIGHTHOUSE SPORTS
ANALYTICS LLC
November 20, 2026 26-04394H

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 Aboveground Pool Installers located at 5207 Wilcox Road in the City of Tampa, Hillsborough, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of November, 2026

Frog Built, Inc.
Wayne Walton
November 20, 2026 26-04348H

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 Deep Anchor Logistics located at 5005 W Laurel Ste 100PMB1340 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 16th day of November, 2026

OCEAN VIEW SHIP SUPPLY LLC
Rufino Savinon Managing Officer
November 20, 2026 26-04393H

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 Wrench Bench located at 2406 East SR 60, Suite 493 in the City of Valrico, Hillsborough, FL 33594 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2026

SYNERGY SPORTS
MANAGEMENT LLC
Reid Carver
November 20, 2026 26-04415H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that CONSOLIDATED FLOORING OF FLORIDA LLC, OWNER, desiring to engage in business under the fictitious name of RESOURCE FLOORING & MAINTENANCE located at 1308 N. WARD STREET, TAMPA, FL 33607, FLORIDA 33607 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 20, 2026 26-04364H

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 Fine Line Custom Works located at 6009 Caldera Ridge Dr in the City of Lithia, Hillsborough, FL 33547-4104 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

Seth Quirk
November 20, 2026 26-04332H

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

Northern Wave Marketing, LLC
November 20, 2026 26-04324H

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 Bonardi Law Firm located at 7416 Monika Manor Dr in the City of Tampa, Hillsborough, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026

Daniel Bonardi
November 20, 2026 26-04374H

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 AETHERIUM IQ located at 610 E. Zack St., Suite 110 #2311 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of November, 2026

The Aetherium Group, LLC
November 20, 2026 26-04363H

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 Loom Design located at 603 East Jackson Street, #1071 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of November, 2026

BUP, LLC
Martika Jones, Manager
November 20, 2026 26-04404H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2007 PALH mobile home bearing vehicle identification numbers PH0616952AFL and PH0616952BFL and all personal items located inside the mobile home. Last Tenant: Ammar Akram Al Nueimy, Maryam Abdallah, Cal-Am Properties, Inc.. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

November 20, 27, 2026 26-04379H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 CHMP mobile home bearing vehicle identification number 0689660554 and all personal items located inside the mobile home. Last Tenant: Jeremey Patrick Smith. Sale to be held at: Riverlawn Manufactured Home Community, 8215 Stoner Road, Lot No. 545, Riverview, Florida 33569 (Telephone: 727-642-7391).

November 20, 27, 2026 26-04408H

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 PI Practice Operations located at 2903 W Bayshore Ct in the City of Tampa, Hillsborough, FL 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of November, 2026

Robert W Courtney
November 20, 2026 26-04343H

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 KeepSong located at 10318 Greystone Ridge Court in the City of Riverview, Hillsborough, FL 33578-7620 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2026

Ethan Dixon
November 20, 2026 26-04416H

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 Heritage Room located at 1925 East 6th Ave in the City of Tampa, Hillsborough, FL 33605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of November, 2026

El Turco Coffee LLC
November 20, 2026 26-04392H

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 moneypacer located at 3030 N Rocky Point Drive W 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 17th day of November, 2026

Randy Kurtz
November 20, 2026 26-04399H

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 CANOPY CLAIMS ADVOCATES located at 5632 Skimmer Drive in the City of Apollo Beach, Hillsborough, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of November, 2026

ALLAN INTERNATIONAL LLC
Bryce A. Nargi, Manager
November 20, 2026 26-04349H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Ilana Shoham will engage in business under the fictitious name A TOUCH OF ELEGANCE BY ILANA, with a physical address 4308 Grainary Ave Tampa, FL 33624, with a mailing address 4308 Grainary Ave Tampa, FL 33624, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

November 20, 2026 26-04398H

--- ESTATE ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 18-CA-011798
Division H
RESIDENTIAL FORECLOSURE
Section II
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2007-4HE ASSET-BACKED SECURITIES, SERIES 2007-4HE
Plaintiff, vs.
CRISPIAN J. ATKINS A/K/A CRISJ ATKINS, STEPHANIE ATKINS A/K/A STEPHANIE R. ATKINS, COPPER RIDGE/BRANDON HOMEOWNERS ASSOCIATION, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMEFIELD FINANCIAL, INC., AMERICAN EXPRESS CENTURION BANK, NICHOLAS FINANCIAL, INC., AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 14, 2019, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 10, BLOCK D, COOPER RIDGE TRACT G1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 1209 JOLLEY COURT, VALRICO, FL 33594; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on JANUARY 7, 2027 at 10:00 AM.

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

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 12, 2026
By: /s/ George Zamora
George Zamora
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/1805870/jms2
November 20, 27, 2026 26-04330H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003662
IN RE: ESTATE OF MARRIE WILLIAMS,
Deceased.

The administration of the estate of MARRIE WILLIAMS, 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 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 20, 2026.

DORIS A. RESTO,
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 20, 27, 2026 26-04412H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
FILE NO: 26-CP-003394
DIV. A
IN RE: ESTATE OF JOSLYN BEACON,
Deceased.

The administration of the Estate of JOSLYN BEACON, deceased, whose date of death was on March 26, 2026, File Number 292026CP003394, is pending in the Circuit Court for HILLSBOROUGH County, Florida, PROBATE DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 20 day of November, 2026.

JULIA M. MURRAY
Personal Representative
Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 600
Tampa, FL 33602-5300
(813) 352-2708
gerald@hemness.com
November 20, 27, 2026 26-04411H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003880
Division PROBATE
IN RE: ESTATE OF ROBERT B. LANE, JR.
Deceased.

The administration of the estate of ROBERT B. LANE, JR., deceased, whose date of death was October 25, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs St. Rm. 206, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 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 20, 2026.

Personal Representative:
DANIEL CLOYD LANE
12701 Alida Place
Tampa FL 33625
Attorney for Personal Representative:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com
Florida Bar No. 270830
1370 Pinehurst Rd.
Dunedin FL 34698
Telephone: 727-733-8030
November 20, 27, 2026 26-04417H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003784
IN RE: ESTATE OF ISMAEL SAMANO
Deceased.

The administration of the estate of Ismael Samano, deceased, whose date of death was September 14, 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, 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 20, 2026.

Personal Representative:
Maria Samano
519 21st Ave SW
Ruskin, Florida 33570
Attorney for Personal Representative:
Albert Stickley, III
Attorney
Florida Bar Number: 0051605
FARR LAW FIRM, P.A.
237 Nokomis Ave S
Venice, FL 34285
Telephone: (941) 484-1996
Fax: (941) 497-7636
E-Mail: astickley@farr.com
Secondary E-Mail: smerlo@farr.com
November 20, 27, 2026 26-04378H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003181
Division B
IN RE: ESTATE OF DENNIS B. GRIER
Deceased.

The administration of the estate of DENNIS B. GRIER, deceased, whose date of death was March 2, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 20, 2026.

Personal Representative:
KELLY GRIER
413 Brandywine Dr.
Valrico, FL 33549
Attorney for Personal Representative:
ERIC A. CRUZ
Attorney for Petitioner
Florida Bar No. 084950
Bivins & Hemenway, P.A.
1060 Bloomingdale Ave.
Valrico, Florida 33596
Telephone: (813) 643-4900
E-mail Addresses:
ecruz@bhpalaw.com,
pleadings@brandonbusinesslaw.com
November 20, 27, 2026 26-04357H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003626
Division B
IN RE: ESTATE OF SOPHIA ALEJANDRA RAMOS HERNANDEZ
Deceased.

The administration of the estate of Sophia Alejandra Ramos Hernandez, 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 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
Claryann Dorelys Millan Cortijo
1812 E. Skagway Avenue
Tampa, Florida 33604
Attorney for Personal Representative:
RODOLFO SUAREZ, JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Petitioner
9100 S. Dadeland Blvd.,
Ste. 1620
Miami, Florida 33156
Tel. (305) 448-4244 /
Fax (305) 448-4211
Primary Email:
rudy@suarezlawyers.com
Secondary Email:
eservice@suarezlawyers.com
November 20, 27, 2026 26-04410H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003774
Division B
IN RE: ESTATE OF ELIZABETH HALEY LONDEREE,
Deceased.

The administration of the estate of ELIZABETH HALEY LONDEREE, deceased, whose date of death was May 13, 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 20, 2026.

WINTHROP JEAN BAILEY-CANON
Personal Representative
16648 Carlton Pond Street
Wimauma, FL 33598
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:
mhines@hnh-law.com
November 20, 27, 2026 26-04418H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003701
Division: A
IN RE: ESTATE OF LEONA ELINOR STENHOLM,
Deceased.

The administration of the estate of LEONA ELINOR STENHOLM, deceased, whose date of death was June 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 20, 2026.

MICHAEL J. SPENCER
2919 Winding Trail Drive
Valrico, FL 33596
Personal Representative
Justin J. Klatsky
Attorney for Personal Representative
Florida Bar No. 62500
Valrico Law Group
3626 Erindale Drive
Valrico, FL 33596
Telephone: (813) 661-5180
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tara.morrow@valricolawgroup.com
November 20, 27, 2026 26-04402H

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_V2R

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-005401
Regions Bank dba Regions Mortgage,
Plaintiff, vs.
John W. Walz, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-005401 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 John W. Walz; Alexia M. Harger 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 8th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 36, WEST SUWANEE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: 164387-0000

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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 # 26-F00775

November 20, 27, 2026 26-04356H

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-001750
Freedom Mortgage Corporation,
Plaintiff, vs.
Edison Alberto Cardona, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-001750 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Edison Alberto Cardona; Solmarie Ruiz Rodriguez; Lake Shore Ranch Homeowners' Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development 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 3, BLOCK A, LAKE SHORE RANCH - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 79, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: 066595-5206

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

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

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

Dated this 13th day of 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 # 26-F00502

November 20, 27, 2026 26-04361H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-002818
MIDFIRST BANK,
Plaintiff, VS.
2715 WEST SLIGH, LLC; ROLANDO MARIO ALVAREZ CONDE; FOUNDATION FINANCE COMPANY LLC; TECHNOLOGY CREDIT UNION; COUNTRY PLACE COMMUNITY 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 in Civil Case No. 26-CA-002818, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and 2715 WEST SLIGH, LLC; ROLANDO MARIO ALVAREZ CONDE; FOUNDATION FINANCE COMPANY LLC; TECHNOLOGY CREDIT UNION; COUNTRY PLACE COMMUNITY 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 January 7, 2027 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 7, COUNTRY PLACE UNIT II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 61, 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 11th 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/ Mola R. Bosland
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1485-574B
Ref# 29589

November 20, 27, 2026 26-04351H

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-007279
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ENRIQUE J. VELASCO, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure entered on October 9, 2026, in Case No. 2025-CA-007279 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and ENRIQUE J. VELASCO, ALISSA LASHLEY, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DIAMOND HILL MASTER ASSOCIATION, INC., and UNKNOWN SPOUSE OF ALISSA LASHLEY 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 110, OF DIAMOND HILL, PHASE 1A, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 141, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as: 13343 SYDNEY RD, VALRICO, FL 33594

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 20, 27, 2026 26-04335H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-009579
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B,
Plaintiff, vs.
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF KENNETH HARWOOD A/K/A KENNETH JAMES HARWOOD A/K/A KENNETH J. HARWOOD, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 26, 2026, entered in Civil Case No. 24-CA-009579 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B is Plaintiff and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF KENNETH HARWOOD A/K/A KENNETH JAMES HARWOOD A/K/A KENNETH J. HARWOOD; FISH HAWK TRAILS HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; MELINDA NORTON BENT A/K/A MELINDA LOUSIE NORTON; WILLIAM TRAVIS HARWOOD A/K/A TRAVIS HARWOOD; RACHEL HARWOOD A/K/A RACHEL MARIE HARWOOD A/K/A RACHEL SUTTER; SKYLINE 174TH LLC are Defendants.

The Clerk, VICTOR D. CRIST, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on December 30, 2026, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit:

Lot 6, Block 12, FISH HAWK TRAILS UNIT 4 PHASE II, according to map or plat thereof as recorded in Plat Book 85, Page 30, of the Public Records of Hillsborough County, Florida.
Property Address: 6104 Audubon Manor Blvd., Lithia, FL 33547

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

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

DATED this 12th day of November 2026.

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Email: service@mls-pa.com
BY: /s/ Mathew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424

November 20, 27, 2026 26-04350H

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-010424
DIVISION G
EF MORTGAGE LLC,
Plaintiff, v.
SASE INVESTMENT LLC, a Florida Limited Liability Company; FELIX DIAZ RAMOS, an Individual; ACREE AIR CONDITIONING, LLC D/B/A ACREE PLUMBING AIR & ELECTRIC; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure or Order dated September 29, 2026 entered in Civil Case No. 25-CA-010424 DIVISION G in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein EF MORTGAGE LLC, Plaintiff and SASE INVESTMENT LLC, a Florida Limited Liability Company; FELIX DIAZ RAMOS, an Individual and ACREE AIR CONDITIONING, LLC D/B/A ACREE PLUMBING AIR & ELECTRIC, are defendants, and Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 A.M. on December 23, 2026 the following described property as set forth in said Consent Uniform Final Judgment of Foreclosure, to-wit:.

LOT 1, LESS THE WEST 1.04 FEET, BLOCK 6, GANDY GARDENS 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE(S) 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 4401 West Wallace 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.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3087.000558

November 20, 27, 2026 26-04326H

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-010555
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
CHRISTINA MARTINEZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 14, 2026 and entered in Case No. 25-CA-010555 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein CHRISTINA MARTINEZ, 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 23, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 36, VALHALLA PHASE 3-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 69 THROUGH 85, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4619 BARNSTEAD DRIVE, RIVERVIEW, FL 33578 (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 20, 27, 2026 26-04325H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3173
IN RE: ESTATE OF
DAVID WAYNE VARNADOE,
Deceased.

The administration of the estate of DAVID WAYNE VARNADOE, deceased, whose date of death was April 12, 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 curator and the curator's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 20, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

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

November 20, 27, 2026 26-04403H

--- ACTIONS / SALES ---

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-000218
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CALEB GREEN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 05, 2026 in Civil Case No. 26-CA-000218 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Caleb Green, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 25, Bridge Haven - Phase I, according to the Plat thereof, recorded in Plat Book 128, Page(s) 144, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-14513FL
November 20, 27, 2026 26-04400H

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-006333
FBC MORTGAGE, LLC,
Plaintiff, vs.
TOMI JOE MIZE A/K/A TOMI MIZE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 21, 2026 in Civil Case No. 25-CA-006333 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Tomi Joe Mize a/k/a Tomi Mize, 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 7th day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 107, South Haven, according to the plat thereof as recorded in Plat Book 140, Page 65, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11995FL
November 20, 27, 2026 26-04384H

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-004543
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL1 TRUST,
Plaintiff, vs.
FLTR LLC, AS TRUSTEE OF THE 3713 ARGON LAND TRUST, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 07, 2026, and entered in 26-CA-004543 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL1 TRUST is the Plaintiff and FLTR LLC, AS TRUSTEE OF THE 3713 ARGON LAND TRUST; HILLSBOROUGH COUNTY, FLORIDA are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 5, BUFFALO ESTATES UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 3713 ARGON DR, TAMPA, FL 33619

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

IMPORTANT

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

Dated this 11 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
25-324571 - NaP
November 20, 27, 2026 26-04369H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: D
CASE NO.: 26-CA-003139
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ALEX BERCOT; COVINGTON PARK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; MEGAN UMANA
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 01 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK 35, COVINGTON PARK PHASE 5C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 299, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 6708 GUILFORD GLEN PL, APOLLO BEACH, FL 33572

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

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

Dated this 12 day of 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
26-00188
November 20, 27, 2026 26-04341H

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-000862
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RAUL DIAZ; RIVERGLEN OF BRANDON HOMEOWNERS' ASSOCIATION, INC; YANELENA PEREZ LEON; UNKNOWN SPOUSE OF YANELENA PEREZ LEON; 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 02 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 60, BLOCK 2, RIVERGLEN UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 65, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 9703 SUNNYOAK 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 10 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
25-05636
November 20, 27, 2026 26-04347H

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-005604
Fifth Third Bank N.A.,
Plaintiff, vs.
Carla Jose Mora Rodriguez a/k/a Carla J. Mora a/k/a Carla Mora, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-CA-005604 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Fifth Third Bank N.A. is the Plaintiff and Carla Jose Mora Rodriguez a/k/a Carla J. Mora a/k/a Carla Mora; Sunlight Solar; Rivercrest 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 7th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 29, BLOCK 23, RIVERCREST PHASE 2, PARCEL "N", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE(S) 238 THROUGH 248, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: 076870-0000

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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 11th 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 # 26-F01289
November 20, 27, 2026 26-04331H

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-004491
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
EMMANUEL CAEZ NEGRON; GROW FINANCIAL FEDERAL CREDIT UNION; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF REID FRIEDMAN
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 01 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 15 AND 16, BLOCK 27, GRANT PARK, ACCORDING OT THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 3405 N GARRISON ST, TAMPA, FL 33619

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

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

Dated this 12 day of 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
26-01807
November 20, 27, 2026 26-04342H

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.: 2026-CA-000749
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
PEDRO MARTINEZ ANGON; GRISELDA ROSALES; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 26, 2026, in Case No. 2026-CA-000749 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC, is Plaintiff, and PEDRO MARTINEZ ANGON, GRISELDA ROSALES, and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 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 8, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 2, FULLENKAMP ACRES PLATTED SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/8 INTEREST IN PARCEL "A", FULLENKAMP DRIVE.
TOGETHER WITH A 2001 CRAFTMADE MOBILE HOME VIN #C01630AGA AND VIN #C01630BGA.
Also known as: 6205 FULLENKAMP DRIVE, PLANT CITY, FL 33565

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 12th 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 20, 27, 2026 26-04346H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-008713
NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
BRANDON J BENIGNI; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 28, 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 14th day of December, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 42, BLOCK 100, WATERSET PHASES 5A-2B AND 5B-1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGES 114 THROUGH 136, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 5614 Wayfarer Avenue, Apollo Beach, FL 33572

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/ Michael Solloa
PADGETT LAW GROUP
MICHAEL SOLLOA, ESQ.
Florida Bar # 37854
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-010990-1
November 20, 27, 2026 26-04389H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-009396
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, VS.
SOUD M. SALEM; WAFA M. AYAD; UNKNOWN SPOUSE OF SOUD M. SALEM; UNKNOWN SPOUSE OF WAFA M. AYAD; ELIAS PENA; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; FIFTH THIRD BANK, NATIONAL ASSOCIATION; BAHIA LAKES HOMEOWNERS ASSOCIATION INC; 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 November 12, 2026 in Civil Case No. 25-CA-009396, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and SOUD M. SALEM; WAFA M. AYAD; UNKNOWN SPOUSE OF SOUD M. SALEM; UNKNOWN SPOUSE OF WAFA M. AYAD; ELIAS PENA; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; FIFTH THIRD BANK, NATIONAL ASSOCIATION; BAHIA LAKES HOMEOWNERS ASSOCIATION INC; 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 January 6, 2027 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 435, OF BAHIA LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 203 THROUGH 214, 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.

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 13th 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/ Mola R. Bosland
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-3929B
Ref# 29844
November 20, 27, 2026 26-04401H

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-012394
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
STEPHANIE WEAVER AND MICHAEL L. HESS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 28, 2026, and entered in 25-CA-012394 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 MICHAEL L. HESS; STEPHANIE WEAVER; CULBREATH KEY BAYSIDE 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 09, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 8-207 OF CULBREATH KEY BAYSIDE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 14118, PAGE 1940, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 5000 CULBREATH KEY WAY, 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 11 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
25-371890 - MiM
November 20, 27, 2026 26-04368H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-007230
SELENE FINANCE, LP,
Plaintiff, vs.
MOUHAMMAD FALL AND DANYETTA JOHNSON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 07, 2026, and entered in 26-CA-007230 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and MOUHAMMAD FALL; DANYETTA JOHNSON; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 2, SUMMERFIELD VILLAGE 1, TRACT 11, PHASES 3/4, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE(S) 3 THROUGH 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 11116 HOFFNER EDGE DR, RIVERVIEW, FL 33579

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

IMPORTANT

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

Dated this 13 day of 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\Briana Fosah
Briana Fosah, Esquire
Florida Bar No. 1054184
Communication Email:
bfosah@raslg.com
26-400589 - NaP
November 20, 27, 2026 26-04365H

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-005413
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-DWELLING SERIES VI TRUST,
Plaintiff, v.
RASHEAN JAMAL LYNN, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 16, 2026 and entered in Case No. 25-CA-005413 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein RASHEAN JAMAL LYNN, 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 January 14, 2027 at 10:00 A.M., the following described real property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 35, OF RIVERWALK AT WATERSIDE ISLAND TOWNHOMES-PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4069 DOLPHIN DRIVE, TAMPA, FL 33617 (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 20, 27, 2026 26-04382H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 26-CC-015458
VILLA SONOMA AT INTERNATIONAL PLAZA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
SHANNON A. YINGLING 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:

Condominium parcel unit No. 2120 of VILLA SONOMA AT INTERNATIONAL PLAZA CONDOMINIUM as recorded in Official Records Book 14497, Page 358, et seq., of the Public Records of Hillsborough County, Florida. Together with such additions and amendments to said Declaration as from time to time may be made and together with an undivided interest or share in the common elements appurtenant thereto.
Property Address: 4221 W. Spruce St., #2120, Tampa, Florida, 33607

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on January 8, 2027.

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 12th 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 20, 27, 2026 26-04336H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-012664
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2024-INV1 MORTGAGE LOAN TRUST,
Plaintiff, VS.
ELIER RODRIGUEZ; UNKNOWN SPOUSE OF ELIER RODRIGUEZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 2, 2026 in Civil Case No. 25-CA-012664, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2024-INV1 MORTGAGE LOAN TRUST is the Plaintiff, and ELIER RODRIGUEZ; UNKNOWN SPOUSE OF ELIER RODRIGUEZ N/K/A MARIA RODRIGUEZ; UNKNOWN TENANT #1 N/K/A LAURA OLARA are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 8, 2027 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 5 AND THE NORTH 1/2 OF LOT 6, BLOCK H, ELIZABETH COURT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 23, 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 11th 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/ Zachary Ullman
Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1012-4229B
Ref# 29593
November 20, 27, 2026 26-04352H

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-007574
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
MICHAEL H. SEDRICK; HOMETAP EQUITY PARTNERS, LLC; SUMMERWOOD OF OAK CREEK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF MICHAEL H. SEDRICK,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on November 2, 2026, in Case No. 25-CA-007574 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and MICHAEL H. SEDRICK, HOMETAP EQUITY PARTNERS, LLC, and SUMMERWOOD OF OAK CREEK HOMEOWNERS 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 8, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 26, OAK CREEK, PARCEL 1 B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 262, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as: 7343 FOREST MERE DR, RIVERVIEW, FL 33578

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 12th 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 20, 27, 2026 26-04345H

--- ACTIONS / SALES ---

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-021095
HAWKS POINT HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
JODY TONER, 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 72, HAWKS POINT PHASE 1A-1, according to the Plat thereof, as recorded in Plat Book 115, Page 172 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 8th day of January, 2027.

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 16 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
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
November 20, 27, 2026 26-04409H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 2024-CA-007845
Division B
FREEDOM THREE, LLC
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LEINORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST TAMMY LYNN POTTER, et al.
Defendants.
TO: MICHAEL JAMES POTTER
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
10020 ALAVISTA DR
GIBSONTON, FL 33534

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

LOT 4, ALAVISTA SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH, COUNTY, FLORIDA TOGETHER WITH THAT CERTAIN 1976 KIRK, VIN # 12703199 MOBILE HOME, VIN(S) 12703199

commonly known as 10020 ALAVISTA DRIVE, GIBSONTON, FL 33534 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Richard S. McIver of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before December 10, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: 11/4/2026
CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(SEAL) By: DHIMITRULA BINJAKU
Deputy Clerk
24-CA-007845

Richard S. McIver
Kass Shuler, P.A., plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900,
399870/2640723/wlp
November 20, 27, 2026 26-04355H

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-004761
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2,
Plaintiff, vs.
JOANNE G. REINHART-KELLY A/K/A JOANNE GAIL REINHART-KELLY A/K/A JOANNE G. REINHARTKELLY A/K/A JOANNE REINHARTKELLY, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 07, 2025, and entered in 25-CA-004761 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is the Plaintiff and JOANNE G. REINHART-KELLY A/K/A JOANNE GAIL REINHART-KELLY A/K/A JOANNE G. REINHARTKELLY A/K/A JOANNE REINHARTKELLY; ANGELA M. KELLY; TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK; BUCKHORN PRESERVE 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 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33, BLOCK 6, BUCKHORN PRESERVE - PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGES 67-1 THRU 67-6 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2834 PANKAW LN, VALRICO, FL 33596

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

IMPORTANT

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

Dated this 13 day of November, 2026.

By: \S\Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email:
mdevincent@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
24-229026 - MiM
November 20, 27, 2026 26-04367H

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-006288
LAKE ST. CHARLES MASTER ASSOCIATION, INC.,
Plaintiff, v.
CHRIS MANGANARO, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2,
Defendants
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 15, Block 7, LAKE ST. CHARLES UNIT 8, according to the Plat thereof, as recorded in Plat Book 84, Pages 59-1 through 59-5, 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 8th day of January, 2027.

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 16 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 20, 27, 2026 26-04381H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-003030
Freedom Mortgage Corporation
Plaintiff, vs.
Randolph D. Gibson Jr; Keisha D. Collier; Boyette Springs Homeowners' Association, Inc.
Defendants.
TO: Keisha D. Collier
Last Known Address: 10722 Deepbrook Dr., Riverview, FL 33569

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

LOT 10, BLOCK 9, BOYETTE SPRINGS SECTION "A" UNIT 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 12/08/2026, 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 NOV 02 2026

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00801
November 20, 27, 2026 26-04340H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-001833
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANGELA MALONE, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 15, 2026, and entered in 26-CA-001833 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 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANGELA MALONE, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASSET ACCEPTANCE CORP. A/K/A ASSET ACCEPTANCE, LLC; KATRESE YARBOROUGH 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 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 7, BRIARWOOD UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 63-1 AND 63-2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1923 E 115TH AVE, TAMPA, FL 33612

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

IMPORTANT

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

Dated this 13 day of 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\Briana Fosah
Briana Fosah, Esquire
Florida Bar No. 1054184
Communication Email:
bfosah@raslg.com
26-390576 - NaP
November 20, 27, 2026 26-04366H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
CASE NO. 24-CA-004919
WATERSIDE COMMUNITY ASSOCIATION, INC.,
Plaintiff, v.
WILLIAM HOPKINS III, UNKNOWN SPOUSE OF WILLIAM HOPKINS III, UNKNOWN TENANT(S) IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 10, 2026, entered in Case No.: 24-CA-004919 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WATERSIDE COMMUNITY ASSOCIATION, INC., is the Plaintiff, and WILLIAM HOPKINS III, UNKNOWN SPOUSE OF WILLIAM HOPKINS III, and UNKNOWN TENANT(S) IN POSSESSION, are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on the 15th day of January, 2027 the following described property as set forth in said Final Judgment:

UNIT 105, BUILDING 32, OF WATERSIDE CONDOMINIUM I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOKS 4608, PAGE(S) 1414, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
a/k/a 7189 E BANK DR, Tampa, FL 33617
Folio: 148821-0206
PIN A-28-28-19-46D-000032-00105.0

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Please contact the ADA Coordinator, 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: November 16, 2026
s/ Marielle Westerman, Esq.
Florida Bar No. 13244
Westerman Law, PLLC
360 Central Ave.,
Ste. 800
St. Petersburg, FL 33701
Telephone No.: 1-888-678-3330
mwesterman@westerman.law
Bidder # 59595
November 20, 27, 2026 26-04390H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CA-000091
MIDFIRST BANK
Plaintiff, v.
SAMEIKA OCTAVIA MURPHY; UNKNOWN SPOUSE OF SAMEIKA OCTAVIA MURPHY; UNKNOWN TENANT 1; UNKNOWN TENANT 2; SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 14, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 26, BLOCK 18, DG FARMS PHASE 7B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 140, PAGES 173 THROUGH 177, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 16573 MOSAIC OAR DR, WIMAUMA, FL 33598-4181

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on December 16, 2026 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 13 day of November, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000011453
November 20, 27, 2026 26-04377H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
CASE NO.: 23-CC-103793
WATERSIDE COMMUNITY ASSOCIATION, INC.,
Plaintiff, v.
ELIZABETH BAKER-COURTNEY, ALAN BOSWELL, and UNKNOWN TENANT IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 28, 2026, and the Order Granting Plaintiff's Motion to Cancel Foreclosure Sale and Reset Date dated October 30, 2026 entered in Case No.: 23-CC-103793 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WATERSIDE COMMUNITY ASSOCIATION, INC., is the Plaintiff, and ELIZABETH BAKER-COURTNEY, ALAN BOSWELL, and UNKNOWN TENANT IN POSSESSION, are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on the 8th day of January, 2027 the following described property as set forth in said Final Judgment:

Unit 105 in Building 7, Waterside Condominium III according to the Declaration of Condominium recorded in Official Records Book 4639, Page 346, as amended, and Condominium Plat Book 8, Page 11, both of the Public Records of Hillsborough County, FL, together with an undivided interest in the common elements appurtenant thereto.
Folio: 148821-0452
a.k.a. 7190 E Bank Dr., Tampa, FL 33617
PIN: A-28-28-19-46F-000007-00105.0

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Please contact the ADA Coordinator, 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: November 16, 2026
s/ Marielle Westerman, Esq.
Florida Bar No. 13244
Westerman Law, PLLC
360 Central Ave.,
Ste. 800
St. Petersburg, FL 33701
Telephone No.: 1-888-678-3330
mwesterman@westerman.law
Bidder # 59595
November 20, 27, 2026 26-04380H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CA-008615
DIV: H
Honorable Judge:
DANIEL, HELENE L
PLANET HOME LENDING, LLC
Plaintiff, vs.
KATHRYN LOFTUS; UNKNOWN SPOUSE OF KATHRYN LOFTUS; REGINALD REED; BEST CHOICE ROOFING; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,
TO: UNKNOWN TENANT OCCUPANT #1 and UNKNOWN TENANT OCCUPANT #2
Last Known Address: 1412 LAKEHURST WAY, BRANDON, FL 33511

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

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

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, 12/18/2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON: 11/12/2026

Victor D. Crist
Hillsborough County Clerk of the Circuit Court & Comptroller
(SEAL) DHIMITRULA BINJAKU
As Deputy Clerk

Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street, Suite 730,
Orlando, FL 32801
November 20, 27, 2026 26-04376H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-003483
DIVISION: A
IN RE: ESTATE OF FRANCISCO GAINER,
Deceased.

TO: The Unknown Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by through, under or against the ESTATE OF FRANCISCO GAINER; FRANCISCO GAINER, JR., and PAT GAINER
Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that a Petition for Formal Administration related to the Estate of Francisco Gainer and a Petition to Authorize Sale of Real Property for the following property located in COLUMBIA County, Florida:

Address: TBD SW Nautilus Road, Lake City, FL 32024
Legal Description: Northeast 1/4 of Northeast 1/4 of Northwest 1/4; North 1/2 of Southeast 1/4 of Northeast 1/4 of Northwest 1/4; East 220 feet of Northwest 1/4 of Northeast 1/4 of Northwest 1/4; and East 220 feet of North 1/2 of Southwest 1/4 of Northeast 1/4 of Northwest 1/4, Section 19, Township 5 South, Range 17 East, Columbia County, Florida.
Together with the following described easement for ingress and egress:
The West 30.00 feet of the North 1/2 of North 1/2 of Southeast 1/4 of Northwest 1/4; and the West 30.00 feet of the South 1/2 of South 1/2 of Northeast 1/4 of Northwest 1/4, LESS AND EXCEPT the right of way of SW Nautilus Road; and the South 30.00 feet of North 1/2 of Southwest 1/4 of Northeast 1/4 of Northwest 1/4, LESS AND EXCEPT the East 220.00 feet, Section 19, Township 5 South, Range 17 East, Columbia County, Florida (herein the "Property").
Parcel ID: 19-5S-17-09284-002 (34080)

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Riley A. Kendall, Esq. at the LAW OFFICES OF AL NICOLETTI, Petitioner's attorney, whose address is 7512 Dr. Phillips Blvd, Ste 50-647, Orlando, Florida 32819, and file the original with the clerk of the above styled court on or before 12/21/26; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once each week for four consecutive weeks in Business Observer.

WITNESS my hand and the seal of said Court at Hillsborough County, Florida, on this 13 day of NOVEMBER 2026.

VICTOR D. CRIST
CLERK OF COURT & COMPTROLLER
(SEAL) By: RYAN MARSH
Deputy Clerk

Riley A. Kendall, Esq.
LAW OFFICES OF AL NICOLETTI,
Petitioner's attorney,
7512 Dr. Phillips Blvd,
Ste 50-647,
Orlando, Florida 32819
Nov. 20, 27; Dec. 4, 11, 2026
26-04375H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-005094
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
ESSENCE GALE; et al.,
Defendant(s).
TO: Unknown Tenant #1
Last Known Residence: 7046 Towne Lake Rd Riverview, FL 33578
TO: Unknown Tenant #2
Last Known Residence: 7046 Towne Lake Rd Riverview, FL 33578

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

LOT 6, BLOCK 45, OAK CREEK PARCEL 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 113, PAGE(S) 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 11/30/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on OCT 23 2026.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1184-156B
Ref# 27525
November 20, 27, 2026 26-04360H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: D
CASE NO.: 26-CA-002707
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ISTRAL JOSEPH A/K/A ALEXIS ISTRAL ; CHAMPIONS FUNDING, LLC; DISCOVER BANK; PROGRESSIVE AMERICAN INSURANCE COMPANY, A/S/O JOSHUA BATISTA, AND JOSHUA BATISTA INDIVIDUALLY; UNKNOWN SPOUSE OF ISTRAL JOSEPH
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 08 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 189 AND 190, REVISED PLAT OF OAK TERRACE, TOGETHER WITH EAST 1/2 OF CLOSED ALLEY ABUTTING ON THE WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 8616 N 16TH STREET, TAMPA, FL 33604

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 16 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
26-00407
November 20, 27, 2026 26-04385H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-007903 DIV: F
KENNETH M. CHAPLE,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST STEPHEN C. HOYT; FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES; ALEXANDER XAVIER HOYT; CAROLINE ANNE NICESCHWANDER F/K/A CAROLINE ANNE HOYT; NICHOLAS STEPHEN HOYT,
Defendants.

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST STEPHEN C. HOYT
Last Known Address: Unknown

YOU ARE HEREBY notified that an action for imposition for declaratory relief against the following personal property in Hillsborough County, Florida:

Lots 37 and 38, Varn Park, according to the Plat thereof, recorded in Plat Book 18, Page(s) 48, of the Public Records of Hillsborough County, Florida.
Together as an improvement to the land, that certain Manufactured Home/Mobile Home that is permanently affixed to the above described property 1999 CRAF 50'L x 27"W Serial/VIN #'s C00634AGA & C00634BGA and Title Number(s): 76890955 & 76890956

has been filed against you and you are required to serve a copy of your written defenses, if any to it on Austin M. Noel, Esq., Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, within (30) days after December 3, 2026 first publication of this notice and file the original with the Clerk of this court either before service upon 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 shall be published once a week for four consecutive weeks in the Business Observer.

Dated this day of 10/28/2026

VICTOR D. CRIST
Clerk of The Circuit Court
(SEAL) By: CATHERINE CASTILLO
CASE NUMBER: 26-CA-007903

Austin M. Noel, Esq.,
Plaintiff's attorney,
7650 W. Courtney Campbell Causeway,
Suite 1150,
Tampa, Florida, 33607
Nov. 20, 27; Dec. 4, 11, 2026
26-04354H

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 New Biz Radar with a mailing address of 7901 4th St N #37384, St. Petersburg, FL 33702, and its principal place of business in Hillsborough County, Florida intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026

AETHER CIRCLE
CONGLOMERATES L.L.C.
November 20, 2026 26-04391H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Mom & Sons Hauling, LLC, desiring to engage in business under the fictitious name Bros. Pro Hauling located at 11025 Lynn Lake Circle, Tampa, FL 33625, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 20, 2026 26-04397H



FIRST INSERTION

AMENDED 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 01/11/2027 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:

February 16, 2027 @ 2:45 P.M.
C.S.T.
Judge Matt Gordon
Join Zoom Meeting from Computer
https://zoom.us/j/6657074432
Meeting ID: 665 707 4432

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: 11/17/2026

PAM CHILDERS,
CLERK & COMPTROLLER
CLERK OF THE CIRCUIT COURT
(SEAL) By: Dominick Brennan
{Deputy Clerk}
Nov. 20, 27; Dec. 4, 11, 2026
26-04395H

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 Catalyst Ventures & Operations located at 7901 4th St N Ste 300, in the County of Hillsborough, in the City of Saint Petersburg, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 17th day of November, 2026.

CATALYST VENTURE OPS LLC
November 20, 2026 26-04414H

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.

LV18237_V9

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

THIRD 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.

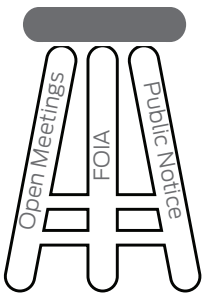
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

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

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.**

Types Of Public Notices

Citizen Participation Notices

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XNV181187

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

SECOND INSERTION

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

SECOND INSERTION

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

Q&A

How much do legal notices cost?

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

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

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

LV18237_V23

THIRD 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

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-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

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
LV10239

SECOND 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

SECOND 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

SECOND 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

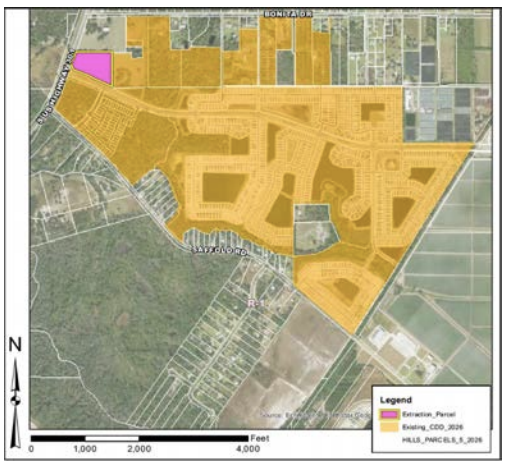
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway,
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
November 13, 20, 2026 26-04316H

SECOND 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

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

SECOND 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

SECOND 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

SECOND INSERTION

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

/s/ Robyn Katz

Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-14144FL

November 13, 20, 2026 26-04250H

THIRD 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 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-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

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.: 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

SECOND 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

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION

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

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-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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 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; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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

SECOND INSERTION

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

SECOND 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

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-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

SECOND 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 ---

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-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

SECOND 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

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 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

SECOND 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

SECOND INSERTION

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

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

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-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

--- ACTIONS / SALES ---

SECOND 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 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 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-CA-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

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-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

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-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
LV2107_V2