

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION
NOTICE OF RULEMAKING BY
TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt proposed revised Amenity Rates ("Proposed Rates"). The proposed rule number is 2026-1. Prior notice of rule development was published in Business Observer on February 6, 2026.

A public hearing will be conducted by the Board of Supervisors of the Triple Creek Community Development District (the "District") on March 24, 2026, at 6:00 p.m., at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, Florida 33579 relative to the adoption of the Proposed Rates. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rates will not require legislative ratification.

The specific grant of rulemaking authority for the adoption of the Proposed Rates includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. The specific laws implemented in the Proposed Rates include, but are not limited to Section 190.035, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rates. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rates, or for a copy of the Proposed Rates and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950, or monolan@rizzetta.com (hereinafter, the "District Manager's Office").

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

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

Matthew O'Nolan, District Manager
Triple Creek Community Development District

February 13, 2026 26-00464H

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 Wee Care Daycare located at 910 NE, 5Th Ave, Crystal River, FL 34428 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of February, 2026
Grow Genetic Learnings LLC
February 13, 2026 26-00518H

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/27/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 FLEE mobile home bearing vehicle identification numbers FL1FL4307A and FL1FL4307B, and all personal items located inside the mobile home. Last Tenant: Justin Michael Collins, Crissy Ann Collins, Michael Alan Harrison and Cheryl Ann-Marie Harrison. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
February 13, 20, 2026 26-00543H

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that DERRELL EMIL THOMPSON / WENDY CECELIA BROXTON will engage in business under the fictitious name LOOK WHAT WE GREW, with a physical address 2419 E 19th Ave Tampa, FL 33605, with a mailing address 2419 E 19th Ave Tampa, FL 33605, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 13, 2026 26-00489H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that PAULO DAVID OSORIO, OWNER, desiring to engage in business under the fictitious name of LA FARRA MUNDIAL located at 1985 FIESTA RIDGE CT, TAMPA, FLORIDA 33604 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.
February 13, 2026 26-00508H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that CMG MORTGAGE, INC., OWNER, desiring to engage in business under the fictitious name of DWELLO MORTGAGE ADVISORS located at 3160 CROW CANYON ROAD,STE. 400, SAN RAMON, CALIFORNIA 94583 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.
February 13, 2026 26-00514H

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 Heritage Companies located at 1401 N West Shore Blvd in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of February, 2026
Heritage Insurance Holdings, Inc.
Kirk Lusk
February 13, 2026 26-00524H

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 Smile Design Dentistry located at 12113 W. Linebaugh Ave. in the City of Tampa, Hillsborough, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of February, 2026
SMILE DESIGN WESTCHASE LLC
Leonard M. Badger, Pres.
February 13, 2026 26-00474H

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that Wal-Mart Stores East, LP, 9205 Gibsonton Dr, Gibsonton, FL 33534, desiring to engage in business under the fictitious name of Walmart Vision Center #30-5300, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
February 13, 2026 26-00491H

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING
THE Amended and Restated RULES OF PROCEDURE OF
CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of Channing Park Community Development District ("District") on April 16, 2026, at 4:30 p.m. at the Channing Park Recreation Center, 17358 Chelsea Downs Circle, Lithia, Florida 33547.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 04-16. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Legal Observer on 6th on February 2026.

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

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Sam Stevens at the District Manager's Office by mail at Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, by email at SStevens@rizzetta.com, or by telephone at 813-533-2950.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Sam Stevens, District Manager
Channing Park Community Development District
February 13, 2026 26-00459H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
NOTICE IS HEREBY GIVEN THAT ON 03/09/26 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: VISBAL BODY SHOP INC 1FTEWICV1AFD09444 2010 FORD 6578.14 TEL:813-697-1791 MV#: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/
NAME: FINAL TOUCH AUTO CARE LLC 1HGCR2F55EAI50822 2014 HON 3887.85 / 1GCPAAEK7RZ105137 2024 CHEV 9471.45 TEL:813-697-1791 MV#: MV112615 LOCATION: 217 SHERYL LYNN DR, BRANDON, FL 33510/
NAME: MT AUTO GROUP INC 1FTPW14575KE81062 2005 FORD 3059.34 TEL:813-697-1791 MV#: MV112907 LOCATION: 7004 CAUSEWAY BLVD #B, TAMPA, FL 33619 /
NAME: FONTENANCY AUTO REPAIR LLC 1HGCY2F58SA017549 2025 HOND 15352.56 TEL:813-697-1791 MV#: MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635 /
NAME: ELITE AUTO KARE "LLC" 1HGCY2F70SA060204 2025 HOND 14405.69 TEL:813-697-1791 MV#: MV-100434 LOCATION: 7120 E FOWLER AVE, TAMPA, FL 33617 /
NAME: FAST SERVICES FLORIDA LLC WDDUG8FB8FA118150 2015 MERZ 12947.35 TEL:813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 /
NAME: M & S AUTO REPAIR, INC 3TYKD5HN4RT016971 2024 TOYT 22965.46 TEL:813-697-1791 MV#: MV70024 LOCATION: 901 E LOTUS AVE, TAMPA, FL 33612 /
NAME: TMT AUTO REPAIR LLC 1HGCR2F52FA091777 2015 HOND 5,406.82 / 1FADP3F2XELI13263 2014 FORD 2595.67 TEL:813-697-1791 MV#: MV109899 LOCATION: 4402 DEVONSHIRE RD TAMPA, FL 33634 /
NAME: AG GOLD AUTO SALES LLC 5TDZZRAH9MS077619 2021 TOYT 14210.96 TEL:813-697-1791 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612 /
February 13, 2026 26-00503H

FIRST INSERTION

Notice of Public Board Meeting
Reserve at Pradera Community Development District

The Reserve at Pradera Community Development District will hold a Board of Supervisor's Meeting on Thursday, February 26, 2026, at the Riverview Public Library, located at 9951 Balm Riverview Rd, Room 137, Riverview, Florida 33578 at 10:30 a.m.

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 meetings may be continued in progress without additional notice of a date, time, and location to be stated on the record.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you 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 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 the appeal is to be based.

Reserve at Pradera CDD
Stephanie DeLuna, District Manager
February 13, 2026 26-00463H

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE
REVISED AMENITY RENTAL RATES OF THE
BELMONT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Revised Amenity Rental Rates (the "Proposed Rule"). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer Hillsborough County Edition on February 6, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Belmont Community Development District (the "District") on March 18, 2026, at 10:00 a.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, Florida 33598 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The purpose and effect of the revised Amenity Rental Rates is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The proposed Amenity Rental Rates are as follows:

Rental of Turf Field and Tennis Courts – rates for Patrons and Non-Resident Members		
Item	Current Rate	Proposed Rate
Turf Field	\$0	\$200-400
Tennis Courts	\$0	\$100-200/hour

Rental of Turf Field and Tennis Courts – rates for Non-Residents		
Item	Current Rate	Proposed Rate
Turf Field	\$0	\$400-800
Tennis Courts	\$0	\$100-200/hour

\* All rates herein may be increased by a maximum of ten (10%) percent per year without the further need for a ratemaking hearing.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 120.54, 120.69, 120.81, 190.035 and 190.041, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.


For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone (813) 344-4844, jgreenwood@gmstnn.com (the "District Manager's Office").

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

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

Jason Greenwood, District Manager
Belmont Community Development District
February 13, 2026 26-00462H

FIRST INSERTION	FIRST INSERTION
<b>DIVORCE SUMMONS BY: PUBLICATION, MAILING, TEXT, EMAIL</b> Commonwealth of Massachusetts The Trial Court Probate and Family Court <b>Docket No. NO25DI058DR</b> <b>Leidy Johanna Prada Sarmiento vs. Ricardo Luiz Ortiz</b> To the above named defendant: Norfolk Probate and Family Court 35 Shawmut Road Canton, MA 02021 (781)-830-1200 The plaintiff has filed a complaint for Divorce Requesting that the court Grant a divorce for <b>GROUNDS FOR DIVORCE</b> . The complaint is on file with the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. <b>SEE Supplemental Probate Court Rule 41I</b> . You are hereby summoned and required to serve upon: <b>Barry R. Lewis, Esq. P.O. Box 2765 Medfield, MA 01701</b> your answer, if any, on or before <b>02/21/2026</b> . If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court. <b>WITNESS, Hon. Lee Peterson, First Justice of this Court.</b> <b>Signed by Colleen Brierley, Registrar</b> Date: February 3, 2026 7/14/22-CEB February 13, 2026 26-00537H	<b>FINAL RANKING MEETING NOTICE</b>  RFP 25-06 for 24-Hour Security Services, RJS  Final Ranking Meeting Date Friday, February 27, 2026 at 10am  Tampa Sports Authority 4201 N. Dale Mabry Highway Tampa, FL 33607  Contact djones@tampasportsauthority.com for attendance instructions, if interested.  February 13, 2026 26-00504H

FIRST INSERTION	
<b>Public Notice</b> Effective March 12, 2026, Michael Zane, DO, will no longer be providing care at Optum.  Patients of Dr. Zane may continue care at Optum – Seffner.  Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.  	
Feb. 13, 20, 27; Mar. 6, 2026	26-00488H



--- PUBLIC NOTICES ---

FIRST INSERTION

**PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT**

Environmental Protection Commission of Hillsborough County  
Draft Air Permit No. 0571507-001-AC  
The Quikrete Companies, LLC, Quikrete Plant City  
Hillsborough County, Florida

**Applicant:** The applicant for this project is The Quikrete Companies, LLC. The applicant's authorized representative and mailing address are: Steven Pettitt, VP of Engineering, 11450 Technology Circle, Johns Creek, GA 30097.

**Facility Location:** The Quikrete Companies, LLC proposes to construct a new concrete raw materials processing facility to be located in Hillsborough County at 4502 Sydney Road in Plant City, Florida.

**Project:** This permit authorizes construction of a new concrete raw materials processing facility, which will manufacture concrete by batching or mixing cement, sand, gravel, flyash, and other materials. The facility operations will include a sand and gravel receiving operation, one dryer, one cooler, a total of fifteen silos, and two bag packaging lines. The facility will be a True Minor Non-TV Source of particulate matter emissions.

**Permitting Authority:** Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's mailing address is: 3629 Queen Palm Dr., Tampa, Florida 33619. The Permitting Authority's telephone number is (813) 627-2600.

**Project File:** A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

**Notice of Intent to Issue Air Permit:** The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed facility will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

**Comments:** The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 02/27/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 NEWM mobile home bearing vehicle identification number FLA146M8870, and all personal items located inside the mobile home. Last Tenant: Michael George Tracey. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.  
February 13, 20, 2026 26-00544H

FIRST INSERTION

**Fictitious Name Notice**  
Notice Is Hereby Given that Wal-Mart Stores East, LP, 9205 Gibsonton Dr, Ste A, Gibsonton, FL 33534, desiring to engage in business under the fictitious name of Walmart Liquor Box #5300, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
February 13, 2026 26-00493H

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 Soul Capture By Chavez located at 208 E Selma Ave in the City of Tampa, Hillsborough, FL 33603 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 6th day of February, 2026 Jorge Chavez  
February 13, 2026 26-00499H

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 Buddy Dog Outfitters located at 3905 Crescent Park Dr in the City of River-view, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 9th day of February, 2026 Lucky Fortune 899 LLC  
February 13, 2026 26-00519H

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 Dr. B Integrative Veterinary Care located at 3225 S. MacDill Ave., Suite 129104 in the City of Tampa, Hillsborough, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 11th day of February, 2026 Bartholomew Integrative Veterinary Care, PLLC  
February 13, 2026 26-00547H

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 Route Beyond Adventure Travel located at 12303 Terracina Chase Ct 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 10th day of February, 2026 Rhys MacLean  
February 13, 2026 26-00539H

FIRST INSERTION

**Fictitious Name Notice**  
Notice Is Hereby Given that Wal-Mart Stores East, LP, 9205 Gibsonton Dr, Gibsonton, FL 33534, desiring to engage in business under the fictitious name of Walmart Pharmacy #10-5300, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
February 13, 2026 26-00492H

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 02/27/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1997 HERI mobile home bearing vehicle identification numbers FL-FLT79A12693HE21 and FLFLT79B-12693HE21 and all personal items located inside the mobile home. Last Tenant: Manuel Jorge Bolivar Jr. a/k/a Manuel Bolivar and Matthew P. Brumley, Esq. Sale to be held at: Lamplighter on the River, 8406 Cindy Way, Tampa, Florida 33637, (813)-988-8005.  
February 13, 20, 2026 26-00473H

**Petitions:** A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Legal Department of the EPC via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org) before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

**Extension of Time:** Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org) before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

**Mediation:** Mediation is not available in this proceeding.

February 13, 2026 26-00536H

FIRST INSERTION

**NOTICE OF PUBLIC SALE:**  
Diesel/Noel Fleet Services, LLC (813) 618-7950 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 02/28/2026 12:00 PM at 3825 S 50th St, Tampa, FL 33619 pursuant to sub-section 713.78 of the Florida Statutes.  
4V4NC9EJ0LN255844  
2020 VOLVO VN  
Charges for VIN  
4V4NC9EJ0LN255844  
Storage Charges To Date: \$0.00  
February 13, 20, 2026 26-00468H

FIRST INSERTION

**Fictitious Name Notice**  
Notice Is Hereby Given that Cardinal Health 128, LLC, 7000 Cardinal Pl, Dublin, OH 43017, desiring to engage in business under the fictitious name of Cardinal Health Innovative Care Pharmacy, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
February 13, 2026 26-00479H

FIRST INSERTION

**Fictitious Name Notice**  
Notice Is Hereby Given that Wal-Mart Stores East, LP, 9205 Gibsonton Dr, Gibsonton, FL 33534, desiring to engage in business under the fictitious name of Walmart #5300, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
February 13, 2026 26-00494H

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Roy C. Stogner, located at 10702 Preserve Lake Dr. APT 104, in the City of Tampa, County of Hillsborough, State of FL, 33626, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 10 of February, 2026. STOGNER RESTORATION, LLC 10702 Preserve Lake Dr. APT 104 Tampa, FL 33626  
February 13, 2026 26-00533H

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 LOCKHART FARMS located at 501 E. KENNEDY BLVD., SUITE 625 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 10th day of February, 2026 LOCKHART FARM, LLC JAMES LOCKHART  
February 13, 2026 26-00532H

FIRST INSERTION

**WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Wynnmere West Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at [rsantos@gms-tampa.com](mailto:rsantos@gms-tampa.com), and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Rebecca Santos at [rsantos@gms-tampa.com](mailto:rsantos@gms-tampa.com). Proposals must be received by **12:00 p.m. on Wednesday, February 18, 2026**. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Wynnmere West Community Development District  
Brian Young, District Manager  
February 13, 2026 26-00460H

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 Trojan golf cart batteries or an approved equal for use at Babe Zaharias Golf Course.

**BID #25-08**  
Golf Cart Batteries, Trojan Motive T-875 or an Approved Equal  
Babe Zaharias Golf Course

**BID DUE DATE**  
Monday, February 23, 2026  
not later than 10am

Bid packages will be available for distribution on Monday, February 9, 2026. Documents are also 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 4th Day of February 2026.

/s/ Deltecia Jones  
Procurement Manager  
TAMPA SPORTS AUTHORITY  
February 13, 2026 26-00467H

FIRST INSERTION

**NOTICE UNDER FICTTIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SOHO GOURMET FINE WINE BEER AND SMOKE SHOP located at: 616 W PLATT ST in the city of TAMPA, FL 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 4th day of February 2026.  
OWNER: SAHANA 1 GAS INC. 616 W PLATT ST TAMPA, FL 33606  
February 13, 2026 26-00469H

FIRST INSERTION

**NOTICE OF MEETINGS WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING**

The Wynnmere West Community Development District Audit Committee will meet on Wednesday, February 25, 2026 at 7:00 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Wynnmere West Community Development District.

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

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

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

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

Brian Young, District Manager  
Governmental Management Services – Tampa, LLC  
February 13, 2026 26-00461H

FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Measure Twice Financial, located at 4200 W Cypress St, in the City of Tampa, County of Hillsborough, State of FL, 33609, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 10 of February, 2026. Kenneth Don Carmickle, Chelsae Dawn Carmickle 4200 W Cypress St Tampa, FL 33609  
February 13, 2026 26-00534H

FIRST INSERTION

**SUMMONS - FAMILY COURT OF THE STATE OF NEW YORK COUNTY OF ONONDAGA IN THE MATTER OF A CUSTODY/ VISITATION PROCEEDING SIHNSR CLARK v. LAKISHA TAYLOR, DENNIS BASTIAN, CHARMAINE HAWKINS**  
To the above-named Respondent, CHARMAINE HAWKINS, you are hereby SUMMONED to appear in front of the Court Attorney Referee Salvatore A. Pavone on the 27th day of March 2026 at 1:15 P.M. at the Onondaga County Courthouse Part 11 Floor 2/Room 206.  
WARNING: FAILURE TO TIMELY APPEAR ON THE ABOVE DATE AND TIME MAY RESULT IN A DISMISSAL OF THE PETITION OR IN THE COURT ENTERING A FINDING OF DEFAULT AFTER CONDUCTING AN INQUEST. THIS MEANS THAT THE COURT MAY GRANT THE OPPOSING PARTY THE RELIEF THAT THEY ARE REQUESTING IN YOUR ABSENCE.  
Feb. 13, 20, 27; Mar. 6, 2026 26-00498H



FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No. 26-CP-000204</b> <b>IN RE: ESTATE OF</b> <b>JOHN GEORGE LAMBERT,</b> <b>aka JOHN G. LAMBERT</b> <b>Deceased.</b> The administration of the estate of JOHN GEORGE LAMBERT, also known as JOHN G. LAMBERT, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: February 13, 2026. <b>KEITH M. LAMBERT</b> <b>Personal Representative</b> 7718 Nottinghill Sky Dr Apollo Beach, FL 33572 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 February 13, 20, 2026 26-00478H

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No. 26-CP-000128</b> <b>IN RE: ESTATE OF</b> <b>TODD LAWRENCE QUINZI,</b> <b>aka TODD L. QUINZI</b> <b>Deceased.</b> The administration of the estate of TODD LAWRENCE QUINZI, also known as TODD L. QUINZI, deceased, whose date of death was December 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: February 13, 2026. <b>HALEY AMANDA QUINZI</b> <b>Personal Representative</b> 4303 S. Hubert Ave Tampa, FL 33611 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 413550 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com February 13, 20, 2026 26-00477H

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GUARDIANSHIP DIVISION <b>Case No.: 2026-CP-000374</b> <b>IN RE: ESTATE OF</b> <b>CAROLYN HOKE WILSON</b> <b>Deceased.</b> The administration of the estate of Carolyn Hoke Wilson, deceased, whose date of death was January 25, 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 February 13, 2026. <b>Personal Representative:</b> <b>Richard R. Wilson</b> Attorney for Personal Representative: FLORIDA ELDER LAW & LEGACY PLANNING /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Email: ed@fllcp.com February 13, 20, 2026 26-00483H

FIRST INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 25-CA-000562</b> <b>U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3, Plaintiff, v.</b> <b>iAUCTION GROUP 9, LLC, a Virginia Limited Liability Company; CRAIG VAN DERNOOT, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2; UNKNOWN TENANT #3, UNKNOWN TENANT #4, UNKNOWN TENANT #5, Defendant(s),</b> NOTICE IS HEREBY GIVEN pursuant to an Order dated January 26, 2026 entered in Civil Case No. 25-CA-000562 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3, Plaintiff and iAUCTION GROUP 9, LLC, a Virginia Limited Liability Company; CRAIG VAN DERNOOT, AN INDIVIDUAL; UNKNOWN TENANT #1 N/K/A RONALD BENEVENTO; UNKNOWN TENANT #2; UNKNOWN TENANT #3 N/K/A MICHAEL HARDNETT; UNKNOWN TENANT #4 N/K/A MAURICE SHIPMAN; UNKNOWN TENANT #5 N/K/A SAVANNAH MCPHARLEY are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on March 5, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 6, BLOCK 26, OF BO-NITA, ACCORDING TO THE

FIRST INSERTION
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-012090</b> <b>U.S. BANK NATIONAL ASSOCIATION,</b> <b>Plaintiff, vs.</b> <b>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH NORTON, DECEASED AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT E. GOULD, DECEASED, et. al.</b> <b>Defendant(s),</b> TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH NORTON, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF F. MELISSA GOULD, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: STOEEL MARKES, JR., AELISHA GOULD, SONJI GOULD, AUNDRAY GOULD, REGINALD GOULD, ANTWAN GOULD, DARREL GOULD, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: JAMEL MARKES,  <b>FIRST INSERTION</b> <b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>FILE NUMBER: 25-CP-004123</b> <b>IN RE: THE ESTATE OF CLINT SANDOVAL,</b> <b>Deceased.</b> The administration of The Estate of CLINT SANDOVAL,, whose date of death was July 23, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 13, 2026. <b>Personal Representative is:</b> <b>ROSA LAURA GONZALEZ</b> 407 13TH St. NE Ruskin Fl. 33570 /s/ Rolando Santiago Attorney for Personal Representative Rolando J. Santiago, Esq. RJS Law Group 306 N US Hwy 41 Ruskin, FL 33570 Tel: 813-641-0010 Fla. Bar No.: 557471 February 13, 20, 2026 26-00484H

FIRST INSERTION
<b>NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 26-CA-001489</b> In re: <b>ALL FLORIDA TRUCK AND EQUIPMENT REPAIR, LLC,</b> Assignor, to <b>LARRY S. HYMAN,</b> Assignee. <b>TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:</b> 1. <b>PLEASE TAKE NOTICE</b> that on or about February 9, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by ALL FLORIDA TRUCK AND EQUIPMENT REPAIR, LLC, Assignor, with its most recent place of business at 6302 N. 56th Street, Tampa, FL 33610, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County. 2. <b>YOU ARE HEREBY FURTHER NOTICED</b> that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. <b>YOU ARE HEREBY FURTHER NOTIFIED</b> that in order to receive any dividend in this proceeding, you must file a <b>Proof of Claim with the Assignee on or before June 9, 2026.</b> Feb. 13, 20, 27; Mar. 6, 2026 26-00531H





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ACTIONS / SALES

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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. 14-CA-006072**  
**WELLS FARGO BANK, NA,**  
**Plaintiff, vs.**  
**Michael J. Katchuk A/K/A**  
**Michael Katchuk, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 14-CA-006072 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein WELLS FARGO BANK, NA is the Plaintiff and Michael J. Katchuk A/K/A Michael Katchuk; Rosa M Katchuk 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 11th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

THE EAST 100.00 FEET OF  
THE WEST 220.00 FEET OF  
THE NORTH 137.50 FEET OF  
LOT 10, NELMS' SUBDIVISION, ACCORDING TO THE  
PLAT THEREOF AS RECORDED  
IN PLAT BOOK 7, PAGE 46,  
OF THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY  
FLORIDA.  
TAX ID: 022014-0000

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 5th day of February 2026.  
**BROCK & SCOTT, PLLC**  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDoes@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 15-F07815  
February 13, 20, 2026 26-00495H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-72**  
**Division W**  
**IN RE: ESTATE OF**  
**MISTY MAE BRINEGAR**  
**Deceased.**

The administration of the estate of Misty Mae Brinegar, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. 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 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 February 13, 2026.

**Personal Representative:**  
**Savanna Lynn Robinson**  
13206 Thonotosassa Road  
Dover, Florida 33527  
Attorney for Personal Representative:  
/s/ Benjamin C. Sperry  
Benjamin C. Sperry, Attorney  
Florida Bar Number: 84710  
SPERRY LAW FIRM  
1607 S. Alexander Street, Suite 101  
Plant City, Florida 33563-8421  
Telephone: (813) 754-3030  
Fax: (813) 754-3928  
E-Mail: bcsperry@sperrylaw-pc.com  
Secondary E-Mail:  
pleadings@sperrylaw-pc.com  
February 13, 20, 2026 26-00485H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-2686**  
**Division B**  
**IN RE: ESTATE OF**  
**PATRICIA ANNETTE CARR**  
**Deceased.**

The administration of the estate of Patricia Annette Carr, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 February 13, 2026.

**Personal Representative:**  
**Michael Carr**  
5428 Siesta Key Loop  
Dover, Florida 33527  
Attorney for Personal Representative:  
/s/ Benjamin C. Sperry  
Benjamin C. Sperry, Attorney  
Florida Bar Number: 84710  
SPERRY LAW FIRM  
1607 S. Alexander Street, Suite 101  
Plant City, Florida 33563-8421  
Telephone: (813) 754-3030  
Fax: (813) 754-3928  
E-Mail: bcsperry@sperrylaw-pc.com  
Secondary E-Mail:  
pleadings@sperrylaw-pc.com  
February 13, 20, 2026 26-00486H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 25-CP-4365**  
**IN RE: ESTATE OF**  
**SHEILA M. LUK,**  
**Deceased.**

TO ALL WHOM IT MAY CONCERN  
The administration of the estate of Sheila M. Luk, deceased, whose date of death was January 8, 2025, File number 25-CP-4365, 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

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 February 13, 2026.

**Mary J. Friedland**  
**Personal Representative**  
22107 Weeks Boulevard  
Land O'Lakes, FL 34639  
John H. Rains, III FBN 280283  
501 E. Kennedy Blvd., Suite 750  
Tampa, FL 33602-5275  
Telephone: (813) 221-2777  
Fax: (813) 221-3737  
Primary Email: jrains@johnrains.com  
Secondary Email: ehill@johnrains.com  
Secondary Email:  
courtfilings@jhr3pa.com  
Attorney for Personal Representative  
February 13, 20, 2026 26-00487H

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY FLORIDA  
**Case No.: 25-CC-036866**  
**Division: R**  
**STONELAKE RANCH**  
**HOMEOWNERS ASSOCIATION,**  
**INC., a Florida not for profit**  
**corporation,**  
**Plaintiff, vs.**  
**ARJEN HOMES, LLC,**  
**Defendant.**

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on February 6, 2026, in this cause, in the County Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 47, STONELAKE RANCH  
- PHASE 2, ACCORDING TO  
THE PLAT THEREOF RECORDED  
IN PLAT BOOK 108, PAGE 189, OF THE PUBLIC  
RECORDS OF HILLSBOROUGH  
COUNTY, FLORIDA  
Also known as 10702 Stonelake  
Ranch Blvd., Thonotosassa, FL  
33592.

at public sale, to the highest and best bidder, for cash, online at <https://www.hillsborough.realforeclose.com>, on:

March 20, 2026, beginning at 10:00 AM.

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

unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

360 Central Avenue, Suite 500  
St. Petersburg, FL 33701  
(727) 999-9900 - Telephone  
(727) 800-5981 - Facsimile  
Primary Email Address:  
kmailer@jppfirm.com  
Secondary Email Address:  
kmurphy@jppfirm.com  
Attorneys for Plaintiff,  
STONELAKE RANCH  
HOMEOWNERS ASSOCIATION,  
INC.

By: s/Karen E. Maller  
Karen E. Maller, Esquire  
Florida Bar No. 822035  
February 13, 20, 2026 26-00497H

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. 25-CA-001913**  
**Division**

**RESIDENTIAL FORECLOSURE**  
**NEWREZ LLC D/B/A**  
**SHELLPOINT MORTGAGE**  
**SERVICING**  
**Plaintiff, vs.**  
**ELSA ANTONIA CINTRON AKA**  
**ELSA A CINTRON AKA ELSA**  
**CINTRON, KATHERINE M.**  
**GOING, TOWN HOMES OF WEST**  
**BAY COVE HOMEOWNERS'**  
**ASSOCIATION, INC., RTO**  
**NATIONAL, LLC, UNKNOWN**  
**SPOUSE OF ELSA ANTONIA**  
**CINTRON AKA ELSA A CINTRON**  
**AKA ELSA CINTRON, UNKNOWN**  
**SPOUSE OF KATHERINE M.**  
**GOING, AND UNKNOWN**  
**TENANTS/OWNERS,**  
**Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 2, 2026, 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 1, BLOCK C, WEST BAY  
TOWNHOMES, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 111,  
PAGES 51 AND 52, OF THE PUBLIC  
RECORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.

and commonly known as: 10243

VILLA PALAZZO CT, TAMPA, FL 33615; 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 March 12, 2026 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: February 5, 2026  
By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
328202/2529163/wll  
February 13, 20, 2026 26-00496H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000206, Division A**  
**IN RE: ESTATE OF**  
**MORRIS DEWEY PURCELL**  
**Deceased.**

The administration of the estate of MORRIS DEWEY PURCELL, deceased, whose date of death was September 25, 2025, 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 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 February 13, 2026.

**Personal Representative:**  
**MORRIS D. PURCELL, JR.**  
18014 Sparrows Nest Drive  
Lutz, Florida 33558  
Attorney for Personal Representative:  
Jeffrey A. Aman, Esquire  
Attorney for Personal Representative  
Florida Bar Number: 437417  
AMAN LAW FIRM  
282 Crystal Grove Boulevard  
Lutz, Florida 33548  
Telephone: (813) 265-0004  
Fax: (888) 870-8658  
E-Mail: jeffa@amanlawfirm.com  
Secondary E-Mail:  
service@amanlawfirm.com  
February 13, 20, 2026 26-00517H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-004303, Division A**  
**IN RE: ESTATE OF**  
**MARGARET ELIZABETH**  
**FREDERICK**  
**Deceased.**

The administration of the estate of MARGARET ELIZABETH FREDERICK, deceased, whose date of death was November 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026.

**Personal Representative:**  
**Faye Mount**  
6917 West Dormany Road  
Plant City, Florida 33565  
Attorney for Personal Representative:  
/s/ Debra L. Dandar  
DEBRA L. DANDAR, Attorney  
Florida Bar Number: 118310  
TAMPA BAY ELDER LAW CENTER  
3611 West Azelea Street  
Tampa, FL 33609  
Telephone: (813) 282-3390  
Fax: (813) 902-3829  
Debra@TBELC.com  
Team@TBELC.com  
February 13, 20, 2026 26-00516H

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
**Case #: 25-CA-003844**  
**DIVISION: G**

**North American Savings Bank F.S.B.**  
**Plaintiff, -vs.-**  
**Isabelle Touya; Unknown Spouse**  
**of Isabelle Touya; Southshore**  
**Bay Homeowners' Association,**  
**Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through,**  
**under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through,**  
**under and against the above named Defendant(s)**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-003844 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein North American Savings Bank F.S.B., Plaintiff and Isabelle Touya are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. on June 3, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 21, BLOCK 5, FOREST  
BROOKE PHASE 4B, ACCORDING  
TO THE PLAT AS RECORDED  
IN PLAT BOOK 140 PAGES 33 OF THE PUB-

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

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
FLeService@logs.com  
For all other inquiries:  
metbbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
25-333020 FCO1 NAS  
February 13, 20, 2026 26-00510H



FIRST INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p><b>CASE NO.: 25-CA-005440</b></p> <p><b>DIVISION: C</b></p> <p><b>SUNNY MONDAY, LLC, GABRIEL FELDMAN, AND DADDY MANAGEMENT GROUP, LLC, Plaintiff, vs.</b></p> <p><b>SPA 2, LLC, et al., Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in Case No. 25-CA-005440 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which SUNNY MONDAY, LLC, GABRIEL FELDMAN, AND DADDY MANAGEMENT GROUP, LLC, is the Plaintiff and SPA 2, LLC; LOUIS H. BENNETT; DEBORAH J. BENNETT; SMU LIMITED, INC.; STELLA GIUDICELLI; BELUGA INVESTMENT, LLC; HERRA, LLC; AGRIPA, LLC; CUADRIFELD, LLC are defendants, Victor Crist, Clerk of the Court, will sell to the highest and best bidder for cash in/on https://www.hillsborough.realforeclose.com/index.cfm in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida on March 3, 2026, at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>A PARCEL OF LAND LYING WITHIN LOT 19 OF CRENSHAW ACRES SUBDIVISION, AS RECORDED IN PAT BOOK 29, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST COMER OF LOT 19 (ALSO THE NORTH-EAST COMER OF LOT 20 AND PROCEED S.00° 12' 50 W., ALONG THE WEST BOUNDARY OF SAID LOT 19, A DISTANCE OF 279.41 FEET (S.00° 14' 02" W., 280.00 FEET, DEED) FOR A POINT OF BEGINNING; THENCE S. 89° 49' 42" E. A DISTANCE OF 250.02 FEET (S. 89° 49' 42" E., 250.01 FEET, DEED); THENCE N. 44° 46' 06" E., A DISTANCE OF 42.68 FEET (N. 44° 59' 31"E., 42.78 FEET, DEED); THENCE S. 00° 11' 38" W., A DISTANCE OF 548.43 FEET (S. 00° 16' 41" W., 548.34 FEET, DEED); THENCE N. 85° 27' 24" W., A DISTANCE OF 165.7S FEET; THENCE N. 21° 04' 11" E., A DISTANCE OF 105.92 FEET; THENCE N. 17° 30' 55" W., A DISTANCE OF 19.50 FEET; THENCE N 15° 20' 36" E., A DISTANCE OF 34.89 FEET; THENCE N. 31° 28' 01" W., A DISTANCE OF 23.60 FEET; THENCE N. 16° 30' 23" W., A DISTANCE OF 164.91 FEET; THENCE N. 89° 47' 10" W., A DISTANCE OF 95.81 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 19; THENCE N. 00° 12 50" E., ALONG SAID WEST BOUNDARY, A DISTANCE OF 176.07 FEET TO THE POINT OF BEGINNING.</p> <p>TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS THE FOLLOWING PROPERTY: AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST COMER OF LOT 19 (ALSO THE NORTH-EAST COMER OR LOT 20) AND PROCEED S. 00° 12' 50' W., ALONG THE WEST BOUNDARY OF SAID LOT 19, A DISTANCE OF 279.41 FEET (S. 00° 14 02" W., 280.00 FEET, DEED); THENCE S. 89° 49' 42" E., A DISTANCE OF 250.02 FEET (S. 89° 49' 42" E., 250.01 FEET, DEED); THENCE N. 44° 46' 06" E., A DISTANCE OF 42.68 FEET (N. 44° 59' 31" E., 42.78 FEET DEED); THENCE S. 00° 11' 38" A DISTANCE OF 141.82 FEET TO THE POINT OF BEGINNING, THENCE N. 40° 57' 03" E., A DISTANCE OF 7.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST-ERLY, HAVING A RADIUS OF 18.00 FEET, AND A CHORD WHICH BEARS N. 20° 27' 47" E. A DISTANCE OF 12.60 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 12.87 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHEASTER-LY, HAVING, A RADIUS OF 117.00 FEET, AND A CHORD WHICH BEARS N. 15° 49' 31" E., A DISTANCE OF 63.91 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 64.73 FEET TO A POINT OF TANGENCY; THENCE N. 31° 40' 32" E., A DISTANCE OF 25.81 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CRENSHAW LAKE ROAD, SAID POINT LYING ON A CURVE CONCAVE NORTH-ERLY, HAVING A RADIUS OF 205.00 FEET, AND A CHORD WHICH BEARS S. S6° 26' 06" E, 30.02 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.04 FEET; THENCE S. 31° 40' 32" W., A DISTANCE OF 24.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTER-LY, HAVING A RADIUS OF 87.00 FEET, AND A CHORD WHICH CHORD BEARS S. 15° 57' 46" W., A DISTANCE OF 47.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 47.72 FEET TO THE POINT OF COMPOUND CURVA-TURE OF A CURVE CONCAVE NORTHERLY, HAVING A RA-DIUS OF 22.00 FEET, AND A CHORD WHICH BEARS S. 81°16' 00" E., A DISTANCE OF 43.52 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 60.20 FEET TO A POINT THE SOUTHERLY RIGHT-OF-WAY LINE OF CRENSHAW LAKE ROAD, SAID POINT LY-ING ON A CURVE CONCAVE NORTHERLY, HAVING A RA-DIUS OF 205.00 FEET, AND A CHORD WHICH BEARS S. 75° 30' 40" E., A DISTANCE OF 30.03 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.06 FEET; THENCE S. 17° 13' 00" W., A DISTANCE OF 61.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST-ERLY, HAVING A RADIUS OF 52.00 FEET, AND A CHORD WHICH BEARS S.71• 36 23° W., A DISTANCE OF 84.55 FEET; THENCE ALONG THE</p>	<p>ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 98.73 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTH-EASTERLY, HAVING A RA-DIUS OF 10.00 FEET, AND A CHORD WHICH BEARS S.63° 05' 56" W., A DISTANCE OF 17.80 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 21.96 FEET TO A POINT OF TANGENCY; THENCE S. 00° 12' 06" W., A DISTANCE OF 90.93 FEET; THENCE N. 89° 47' 41" W., A DISTANCE OF 1 S.02 FEET; THENCE N. 00° 11' 38" E., A DISTANCE OF 123.18 FEET TO THE POINT OF BE-GINNING.</p> <p>FOLIO NUMBER: 015219-0100</p> <p>PROPERTY ADDRESS: 17064 COMUNIDAD DE AVILA, LUTZ FL 33548</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p><b>**See Americans with Disabilities Act**</b></p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hills-borough County Courthouse, 800 E. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear-ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-paired, call 711.</p> <p>/s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com Email 2: dmiller@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff February 13, 20, 2026 26-00472H</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b></p> <p>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 16-CA-007158</b></p> <p><b>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CHALET SERIES IV TRUST, Plaintiff, v.</b></p> <p><b>HARMON ROSS BING, et al, Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Fore-closure entered on November 30, 2017 and entered in Case No. 16-CA-007158 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein HARMON ROSS BING, 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 March 24, 2026 at 10:00am, the follow-ing described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 36, BLOCK 1, PANTHER TRACE PHASE 1A, AS PER MAP OR PLAT THEREOF, RE-CORDED IN PLAT BOOK 93, PAGE 49, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA</p> <p>and commonly known as: 10731 BAN-FIELD DR , RIVERVIEW, FL 33579 (the "Property").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60</p>	<p>DAYS AFTER THE SALE. IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordina-tor, Hillsborough County Courthouse, 800 E. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap-pearance, or immediately upon receiv-ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-paired, call 711.</p> <p>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 fcpleadings@ghidottiberger.com February 13, 20, 2026 26-00507H</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO.: 25-CA-002296</b></p> <p><b>SUNCOAST EQUITY PARTNERS LLC, a Florida limited liability company, Plaintiff, vs.</b></p> <p><b>614 BEVERLY DR LLC, a Florida limited liability company, XAVIER HASANI THOMPSON, individually, JEREMY MCLOCHLIN, individu-ally, CHELSI MCLOCHLIN, indi-vidually, MARY SINGLETON, an individual, MV REALTY PBC, LLC, a Florida limited liability company, UNKNOWN PARTIES IN POSSES-SION, Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 25-CA-002296 on January 28, 2026, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Suncoast Equity Partners LLC, Plaintiff, and 614 Beverly Dr LLC, De-fendant, will sell to the highest and best bidder for cash, the real property situ-ated in Hillsborough County, Florida, described below at Public Sale, online at www.hillsborough.realforeclose.com at 10:00 A.M. on the 2nd day of April 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>Lot 12, Block 3, Brandon Hills Subdivision, according to the map or plat thereof, as recorded in Plat Book 34, Page(s) 16, of the</p>	<p>Public Records of Hillsborough County, Florida.</p> <p>Property Address: 614 Beverly Drive, Brandon, Florida 33510</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.</p> <p>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 cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or im-me-diately 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. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>/s/ Catherine Paige Andringa FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 flafalce@anthonyandpartners.com C. PAIGE ANDRINGA Florida Bar No.: 1028374 cpandringa@anthonyandpartners.com Anthony &amp; Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for the Plaintiff February 13, 20, 2026 26-00502H</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION</p> <p><b>CASE NO.: 15-CA-003043</b></p> <p><b>LENNAR MORTGAGE, LLC F/K/A EAGLE HOME MORTGAGE, LLC F/K/A UNIVERSAL AMERICAN MORTGAGE COMPANY LLC Plaintiff(s), vs.</b></p> <p><b>CHARLES JOHNSON; et al., Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 8, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of March, 2026 at 10:00 AM on the following described property as set forth in said Final Judg-ment of Foreclosure or order, to wit:</p> <p>Lot 5, Block 13, of SPYGLASS AT RIVER BEND, according to the plat thereof, as recorded in Plat Book 106, Page 206, of the Public Records of Hillsborough County, Florida.</p> <p>Property address: 125 Orange Mill Avenue, Ruskin, FL 33570</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.</p> <p>AMERICANS WITH DISABIL-</p>	<p>ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY 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 QUES-TIONS. 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 IM-PAIRED: 1-800-955-8771; VOICE IM-PAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.</p> <p>Respectfully submitted,</p> <p>PADGETT LAW GROUP</p> <p>STEVEN G. HURLEY, ESQ.</p> <p>Florida Bar # 99802</p> <p>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. 20-007983-1 February 13, 20, 2026 26-00525H</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE</b></p> <p>IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION</p> <p><b>CASE No. 29-2024-CA-005094</b></p> <p><b>Division A</b></p> <p><b>RESIDENTIAL FORECLOSURE Section I</b></p> <p><b>US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs.</b></p> <p><b>ANTHONY CIMINO, UNKNOWN SPOUSE OF ANTHONY CIMINO, WALDEN LAKE COMMUNITY ASSOCIATION, INC., SUTTON WOODS HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.</b></p> <p>Notice is hereby given, pursuant to Fi-nal Judgment of Foreclosure for Plain-tiff entered in this cause on August 28, 2025, in the Circuit Court of Hillsbor-ough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:</p> <p>LOT 2, IN BLOCK 2, WALDEN LAKE UNIT 23, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 80, PAGE 23 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>and commonly known as: 3061 SUT-TON WOODS DR, PLANT CITY, FL 33566; including the building,</p>	<p>appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hill-sborough County auction website at http://www.hillsborough.realforeclose.com., on MARCH 12, 2026 at 10:00 AM.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or im-me-diately 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. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated: February 6, 2026</p> <p>By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com February 13, 20, 2026 26-00500H</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION</p> <p><b>CASE NO.: 22-CA-004534</b></p> <p><b>DIVISION: 0</b></p> <p><b>FLORIDA BAR NO.: 279889</b></p> <p><b>CARRON BAILY, AND KENNETH ROSS BAILEY, Plaintiffs,</b></p> <p><b>UNITED STATES OF AMERICA DEVELOPERS, INC. a dissolved Florida corporation, Defendant,</b></p> <p>NOTICE is hereby given that, pursuant to a Uniform Final Judgment of Fore-closure entered in the above captioned case, the Clerk will sell the property situ-ated in Hillsborough County, Florida, described as:</p> <p>Lots 3, 4, 10 and 11, Block 4, UCETA HEIGHTS according to the plat thereof as recorded in Plat Book 16, Page 14, Public Records of Hillsborough County, Florida</p> <p>Property Address: 7207 Westing-house Ave., Tampa, Hillsborough County, Florida 33619.</p> <p>at public sale, to the highest and best</p>	<p>bidder for cash, at an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 AM on March 9, 2026.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.</p> <p>In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven (7) days prior to the proceeding at the address given on the notice.</p> <p>Telephone: (904) 257-6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service.</p> <p>DATED this 5th day of February 2026.</p> <p>HOBBS AND HOBBS, P.L.</p> <p>By: Walter O. Hobbs, Esquire Florida Bar No.: 279889 3818 W. Azelee Street Tampa, Florida 33609 (P) 813- 879-8333 [ ext. 1] (F) 813-877-5426 Email: whobbs@hobbsandhobbs.com service@hobbsandhobbs.com February 13, 20, 2026 26-00501H</p>

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FIRST INSERTION
<p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 2026-CA-000913</b></p> <p><b>DIVISION: K</b></p> <p><b>BOND VALIDATION</b></p> <p><b>NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED</b></p> <p><b>BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, vs.</b></p> <p><b>THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS, AND CITIZENS OF BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.</b></p> <p>TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:</p> <p>Berry Bay III Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$124,655,000 principal amount Berry Bay III Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing, and equipping certain capital Projects (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p>NOW, THEREFORE,</p> <p>IT IS ORDERED that all taxpayers, property owners and citizens of the District and Hillsborough County, Florida, including non-residents owning property or subject to taxation therein, and the State of Florida, through the State Attorney of the Thirteenth Judicial Circuit</p>
<p>cuit, in and for Hillsborough County, Florida, appear on <b>Thursday, April 2, 2026, at 11:00 a.m. of said day, before the Honorable Christine A. Marlewski to be held via ZOOM link https://zoom.us/j/923-3319-0791, and Zoom Meeting ID 923-3319-0791.</b> If joining the hearing via telephone, call 1-786-635-1003 or 1-470-381-2552 and Meeting ID number is 923-3319-0791, and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint.</p> <p>IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Hillsborough County, being the County wherein said Complaint for validation is filed, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.</p> <p>DONE AND ORDERED at the Courthouse in Hillsborough County, Tampa, Florida, this 3 day of February, 2026.</p> <p>Electronically Conformed 2/3/2026 Christine Marlewski CHRISTINE A. MARLEWSKI CIRCUIT COURT JUDGE</p> <p>Requests for Accommodations by Persons with Disabilities: If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on a form, in another written format, or orally. 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 [available online at <a href="http://www.fljud13.org/BusinessOperations/CourtFacilities/Forms.aspx">http://www.fljud13.org/BusinessOperations/CourtFacilities/Forms.aspx</a>] and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or e-mail it to <a href="mailto:ADA@fljud13.org">ADA@fljud13.org</a> as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing the form due to a disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 7-1-1 (Hearing and Voice Impaired Line) or by email at <a href="mailto:ADA@fljud13.org">ADA@fljud13.org</a>. 4921-3972-9803, v. 1</p> <p>February 13, 20, 2026      26-00465H</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION</p> <p><b>CASE NO.: 25-CA-008922</b></p> <p><b>THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC., PLAINTIFF, v.</b></p> <p><b>RAMON DURAN, AMANDA DURAN, and UNKNOWN TENANT(S) IN POSSESSION, DEFENDANT(S).</b></p> <p>TO: RAMON DURAN, AMANDA DURAN, and UNKNOWN TENANT(S) IN POSSESSION</p> <p>YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Hillsborough County, Florida:</p> <p>UNIT 104 IN BUILDING 32 OF WATERSIDE CONDOMINIUM 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM IN O.R. BOOK 4608, PAGE 1414 AND FIRST AMENDMENT TO DECLARATION OF O.R. BOOK 4580, PAGE 32 AND RE RECORDED IN O.R. BOOK 5090, PAGE 1331 AND SECOND AMENDMENT TO DECLARATION IN O.R. BOOK 4742, PAGE 1583 AND RE RECORDED IN O.R. BOOK 5090, PAGE 1333 AND THIRD AMENDMENT IN O.R. BOOK 4836 PAGE 100 AND FOURTH AMENDMENT IN O.R. BOOK 4853, PAGE 1069 AND FIFTH AMENDMENT IN O.R. BOOK 4963, PAGE 1504 AND RE RECORDED IN O.R. BOOK 5090, PAGE 1335 AND SIXTH AMENDMENT IN O.R. BOOK 4995 PAGE 419 AND RE RECORDED IN O.R. BOOK 5014, PAGE 794 AND CONDOMINIUM PLAT BOOK 7, PAGE 93 ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>A/K/A 18126 EMERALD BAY STREET TAMPA FL 33647</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.</p> <p>Dated this 03 day of February, 2026.</p> <p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: <a href="mailto:servealaw@albertellilaw.com">servealaw@albertellilaw.com</a> By: /s/ Silver Jade Bohn Florida Bar #95948 IN/24-002625 February 13, 20, 2026      26-00546H</p>
<p><b>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CIVIL ACTION</b></p> <p><b>CASE NO.: 2024-CA-001439</b></p> <p><b>THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-C, Plaintiff, vs.</b></p> <p><b>HAROLD HALL, et al, Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 2, 2026, and entered in Case No. 2024-CA-001439 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-C, is the Plaintiff and Harold Hall, Dawn M. Hall, Mortgage Electronic Registration Systems, Inc., as nominee for Amerisave Mortgage Corporation, Heritage Isles Golf and Country Club Community Association, Inc, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, Hillsborough County, Florida at 10:00 AM on the March 9, 2026 the following described property as set forth in said Final Judgment of</p>

FIRST INSERTION
<p><b>CARDS OF HILLSBOROUGH COUNTY, FLORIDA</b></p> <p>Folio: 148821-0204</p> <p>PIN: A-28-28-19-46D-000032-00104.0</p> <p>a/k/a 7185 E Bank Dr Tampa, FL 33617</p> <p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action on Westernman Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, and file the original with 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>This notice shall be published once each week for two consecutive weeks in The Business Observer.</p> <p>WITNESS my hand and the seal of this Court on this 2 day of February, 2026.</p> <p>Victor D. Crist, as Clerk of Court (SEAL) By: Jennifer Taylor Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Marielle Westernman, Esq. Westernman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 February 13, 20, 2026      26-00471H</p>
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CIVIL ACTION</b></p> <p><b>CASE NO.: 2024-CA-002601</b></p> <p><b>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.</b></p> <p><b>LEON EDWARD WILLIAMS, JR., et al, Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 20, 2025, 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 <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, Hillsborough County, Florida at 10:00 AM on the March 18, 2026 the following described property as set forth in said</p>
<p>Final Judgment of Foreclosure:</p> <p>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.</p> <p>A/K/A 3019E LOUISIANA AVE TAMPA FL 33610</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.</p> <p>Dated this 09 day of February, 2026.</p> <p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: <a href="mailto:servealaw@albertellilaw.com">servealaw@albertellilaw.com</a> By: /s/ Charline Calhoun Florida Bar #16141 IN/23-003460 February 13, 20, 2026      26-00548H</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-008077</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.</b></p> <p><b>RAUL O. ESCALERA ACOSTA; FLORIDA HOUSING FINANCE CORPORATION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) 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 Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 6, 2026 in Civil Case No. 25-CA-008077, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and RAUL O. ESCALERA ACOSTA; FLORIDA HOUSING FINANCE CORPORATION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) 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 are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> on April 6, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p>
<p>THE WEST 1/2 OF LOT 5, AND LOTS 7, 9 AND 11, BLOCK 20, TAMPA TOURIST CLUB, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT</p> <p>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.</p> <p>Dated this 9th day of February, 2026.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: <a href="mailto:ServiceMail@aldridgepite.com">ServiceMail@aldridgepite.com</a> Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2026.02.09 13:17:45-05'00' Foxit PDF Editor Version: 13.1.7 1184-2666B February 13, 20, 2026      26-00530H</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CIRCUIT CIVIL DIVISION</b></p> <p><b>CASE NO.: 25-CA-003125</b></p> <p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-SEQ3 Plaintiff(s), vs.</b></p> <p><b>MICHAEL RICHARDSON Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 3, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> in accordance with Chapter 45, Florida Statutes on the 10th day of March, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>LOT 5, LESS THE EAST 9.74 FEET THEREOF, BLOCK D, WOODWARD TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property address: 1910 East Hanna Avenue, Unit 1/2, Tampa, FL 33610</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in</p>
<p>the above styled matter, of all pleadings and documents required to be served on the parties.</p> <p>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: <a href="mailto:ADA@FLJUD13.ORG">ADA@FLJUD13.ORG</a>.</p> <p>Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) <a href="mailto:attorney@padgettlawgroup.com">attorney@padgettlawgroup.com</a> Attorney for Plaintiff TDP File No. 25-002848-1 February 13, 20, 2026      26-00526H</p>

FIRST INSERTION
<p><b>NOTICE OF LEGAL ACTION CONSTRUCTIVE SERVICE</b></p> <p>IN CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE# 26-CA-000888</b></p> <p><b>DIVISION: CIVIL</b></p> <p><b>JOHN R. FREEHAFFER Plaintiff vs</b></p> <p><b>JOSEPH F. MARTINEZ, ESQ., ATTORNEY FOR CHARM-B INC., Defendant</b></p> <p>Notice is hereby given that an action has been commenced and is now pending in the CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA on the Complaint of the above-named PLAINTIFF, JOHN R. FREEHAFFER, against the above-named DEFENDANT:</p> <p>JOSEPH F. MARTINEZ, ESQ. ATTORNEY FOR CHARM-B INC, ON DECEMBER 19, 2025, AT 10:24 AM, WHOSE ADDRESS IS: 12601 GULF BOULEVARD SUITE 9 TREASURE ISLAND, FL 33706-5017</p> <p>for QUIET TITLE; and that the real property in the County of HILLSBOROUGH affected thereby is particularly described as follows:</p> <p>LOT 20, BLOCK 2, BRENTWOOD HILLS TRACT D/E, UNIT 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 68-1 THROUGH 68-4, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>WITH THE STREET PROPERTY ADDRESS:</p> <p>1346 DEW BLOOM ROAD, VALRICO, FL 33594</p> <p>ALSO KNOWN AS:</p> <p>1346 DEW BLOOM ROAD,</p>
<p>BRANDON, FL 33511</p> <p>You are required to serve a copy of your written defense to JOHN R. FREEHAFFER, whose address is 5297 Lydia Court, Spring Hill, FL 34608, <a href="mailto:fr33haf3r@gmail.com">fr33haf3r@gmail.com</a> (352)587-7193, on or before March 13th, 2026, and file with the CLERK of the COURT either before service on PLAINTIFF - representing himself - or immediately thereafter; otherwise a default will be entered against you.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>IN witness WHEREOF, I have set my hand, the seal of said COURT, this 5th day of February, 2026.</p> <p>VICTOR D. CRIST CLERK OF CIRCUIT COURT As Clerk of the Court Civil Division 800 E. Twiggs Street Room 101 P.O. Box 3360 Tampa, Florida 33601 (SEAL) BY John Rollo DEPUTY CLERK JOHN R. FREEHAFFER, 5297 Lydia Court, Spring Hill, FL 34608, <a href="mailto:fr33haf3r@gmail.com">fr33haf3r@gmail.com</a> (352)587-7193 Feb. 13, 20, 27; Mar. 6, 2026 26-00481H</p>



FIRST INSERTION
<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-003312</b> <b>LOANDEPOT.COM, LLC,</b> <b>Plaintiff, v.</b> <b>ALL UNKNOWN HEIRS,</b> <b>BENEFICIARIES, LEGATEES,</b> <b>DEVISEES, PERSONAL</b> <b>REPRESENTATIVES,</b> <b>CREDITORS AND ANY OTHER</b> <b>PERSON CLAIMING BY,</b> <b>THROUGH, UNDER OR AGAINST</b> <b>JOE HENRY SALDIVAR,</b> <b>DECEASED, et al,</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 8, 2025 and entered in Case No. 25-CA-003312 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JOE HENRY SALDIVAR, DECEASED is the Defendant. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough. realforeclose.com on March 17, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 21, BLOCK 6 OF BRENTWOOD HILLS TRACT F, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75 PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>and commonly known as: 1310 BRENTWOOD HILLS BLVD, BRANDON, FL 33511 (the "Property").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-CA-012449</b> <b>NATIONSTAR MORTGAGE LLC,</b> <b>Plaintiff, vs.</b> <b>IVETT FLEITES MACLES AND</b> <b>BROCK AUSTIN WALKER, et. al.</b> <b>Defendant(s),</b></p> <p>TO: BROCK AUSTIN WALKER, UNKNOWN SPOUSE OF BROCK AUSTIN WALKER, .</p> <p>whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 9, BLOCK 66, TAMPA OVERLOOK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 03/16/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-011672</b> <b>LAKEVIEW LOAN SERVICING,</b> <b>LLC,</b> <b>Plaintiff, v.</b> <b>JORGE LUIS GONZALEZ</b> <b>ORTEGA, et al.,</b> <b>Defendants.</b></p> <p>TO: Juana E. Pena</p> <p>12706 French Quarter Place Tampa FL 33612</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:</p> <p>LOT 21, BLOCK 4, TEMPLE PARK UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 89, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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 &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, by March 12, 2026 or 30 days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before</p>

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  
fcpleadings@ghidottiberger.com  
February 13, 20, 2026 26-00528H

service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of FEB 06 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-339684  
February 13, 20, 2026 26-00521H

fore service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 4 day of February, 2026.

Victor D. Crist  
as Clerk of the Circuit Court of  
Hillsborough County, Florida  
(SEAL) By: Jennifer Taylor  
DEPUTY CLERK

Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
February 13, 20, 2026 26-00475H

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

**CASE NO.: 25-CA-009716**  
**VILLAGE CAPITAL &**  
**INVESTMENT LLC,**  
**Plaintiff, v.**  
**BETZAIDA PEREZ BRITO, et al.,**  
**Defendants.**

TO: Betzaida Perez Brito  
9607 North 46th Street  
Tampa FL 33617  
Betzaida Perez Brito  
4733 W. Waters Ave., Apt. 2125  
Tampa, FL 33614  
Betzaida Perez Brito  
8705 Redwood Ct., Apt. D  
Tampa, FL 33604  
Unknown Spouse of Betzaida Perez Brito  
9607 North 46th Street

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION</p> <p><b>CASE NO. 25-CA-011727</b> <b>DIVISION:</b> <b>RF -Section I</b> <b>ROCKET MORTGAGE, LLC F/K/A</b> <b>QUICKEN LOANS, LLC,</b> <b>Plaintiff, vs.</b> <b>EDUARDO DE ANDRADE</b> <b>HOWARD; WAYNE NAVELLE</b> <b>HOWARD A/K/A WAYNE N.</b> <b>HOWARD; THE GRAND RESERVE</b> <b>CONDOMINIUMS</b> <b>ASSOCIATION AT TAMPA, INC.;</b> <b>POPULAR BANK; UNKNOWN</b> <b>TENANT NO. 1; UNKNOWN</b> <b>TENANT NO. 2; and ALL</b> <b>UNKNOWN PARTIES</b> <b>CLAIMING INTERESTS BY,</b> <b>THROUGH, UNDER OR AGAINST</b> <b>A NAMED DEFENDANT TO THIS</b> <b>ACTION, OR HAVING OR</b> <b>CLAIMING TO HAVE ANY RIGHT,</b> <b>TITLE OR INTEREST IN THE</b> <b>PROPERTY HEREIN DESCRIBED,</b> <b>Defendant(s).</b></p> <p>TO: EDUARDO DE ANDRADE HOWARD Last Known Address 8641 FANCY FINCH DR., UNIT 104 TAMPA, FL 33614 Current Residence is Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:</p> <p>UNIT 3812 OF THE GRAND RESERVE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 16005, PAGE(S) 672, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>Case No. 17-CA-006952</b> <b>Bank of America, N.A.</b> <b>Plaintiff, vs.</b> <b>Dawn R. Watson a/k/a Dawn Renee</b> <b>Watson f/k/a Dawn Renee Peck a/k/a</b> <b>Dawn R. Peck; et al</b> <b>Defendants.</b></p> <p>TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Terry Watson a/k/a Terry Allan Watson a/k/a Terry A. Watson, Deceased</p> <p>Last Known Address: Unknown</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>THE NORTH 105 FEET OF THE SOUTH 335 FEET OT THE WEST 210 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.</p> <p>TOGETHER WITH A CERTAIN 2003 WAVERLY MOBILE HOME LOCATED THEREON AS A FIXTURE AND APPURTENANCE THERETO: VIN#S FLFL270A29901WC21 AND FLFL270B29901WC21.</p> <p>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 &amp; Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 17-F02152 February 13, 20, 2026 26-00505H</p>

Tampa FL 33617  
Unknown Spouse of Betzaida Perez Brito  
4733 W. Waters Ave., Apt. 2125  
Tampa, FL 33614  
Unknown Spouse of Betzaida Perez Brito  
6908 Ralston Place Dr., Apt. 102  
Tampa, FL 33614  
Unknown Spouse of Betzaida Perez Brito  
8705 Redwood Ct., Apt. D  
Tampa, FL 33604  
Unknown Party in Possession 1  
9607 North 46th Street  
Tampa FL 33617  
Unknown Party in Possession 2  
9607 North 46th Street  
Tampa FL 33617

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

Lots 31, 32, and 33, Block 16, TERRACE PARK SUBDIVISION, according to the map or

THE COMMON ELEMENTS.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 3/11/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS 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 COURTS WITHIN TWO 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. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED on February 3, 2026.

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

Diaz Anselmo & Associates, P.A.,  
Plaintiff's attorneys,  
P.O. BOX 19519,  
Fort Lauderdale, FL 33318,  
(954) 564-0071,  
answers@dallegal.com  
1050-224295 / ME2  
February 13, 20, 2026 26-00542H

FIRST INSERTION
<p>plat thereof recorded in Plat Book 10, Page 71, Public Records of Hillsborough County, Florida.</p> <p>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 &amp; 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.</p> <p>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</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION – CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO: 2025CA003483</b> <b>LAKEVIEW LOAN SERVICING,</b> <b>LLC,</b> <b>Plaintiff, -vs-</b> <b>ROBERT A MCMAHON,</b> <b>UNKNOWN SPOUSE OF ROBERT</b> <b>A. MCMAHON, SUN CITY CENTER</b> <b>COMMUNITY ASSOCIATION,</b> <b>INC F/K/A SUN CITY CENTER</b> <b>CIVIC ASSOCIATION INC.,</b> <b>FLORIDA HOUSING FINANCE</b> <b>CORPORATION, UNKNOWN</b> <b>TENANT 1 AND UNKNOWN</b> <b>TENANT 2,</b> <b>Defendant(s)</b></p> <p>TO: UNKNOWN HEIRS, CREDITORS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ROBERT A. MCMAHON DECEASED 1004 WARWICK COURT SUN CITY CENTER, FL 33573</p> <p>YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Pinellas County, Florida:</p> <p>LOT D-7 AND AN UNDIVIDED ONE-FORTIETH OF COMMON LOT F, BLOCK “DG” REVISED, AS RECORDED IN OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OFFICIAL RECORDS BOOK 5597, PAGE 398, (A RE SUBDIVISION OF DEL WEBB’S SUN CITY FLORIDA, BLOCK “DG”, UNIT 24A REVISED, AS RECORDED IN PLAT BOOK 42, PAGE 84).</p> <p>Property Address: 1004 Warwick Court, Sun City Center, FL 33573</p> <p>The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in</p>

court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 2 day of February, 2026.

Victor D. Crist  
as Clerk of the Circuit Court of  
Hillsborough County, Florida  
(SEAL) By: Jennifer Taylor  
DEPUTY CLERK  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
February 13, 20, 2026 26-00490H

and for Hillsborough, County, Florida; Case No. 2025CA003483; and is styled Lakeview Loan Servicing, LLC vs. Robert A McMahon. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801, within Thirty (30) days of the first date of publication on or before 2/12/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated the 7 day of January, 2026

VICTOR D. CRIST  
Clerk of the Circuit Court  
and Comptroller  
(SEAL) By: Jennifer Taylor  
As Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

Kelley Church, Esq.,  
Plaintiff's attorney,  
255 South Orange Ave, Suite 900,  
Orlando, FL 32801  
Matter No.: FL-008685-25  
February 13, 20, 2026 26-00541H

FIRST INSERTION
<p><b>NOTICE OF LEGAL ACTION CONSTRUCTIVE SERVICE</b> IN CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE# 26-CA-000888</b> <b>DIVISION: CIVIL</b></p> <p><b>JOHN R. FREEHAFAER</b> <b>Plaintiff vs</b> <b>YUEFEI SHI</b> <b>Defendant</b></p> <p>Notice is hereby given that an action has been commenced and is now pending in the CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA on the Complaint of the above-named PLAINTIFF, JOHN R. FREEHAFAER, against the above-named DEFENDANT:</p> <p>YUEFEI SHI BIDDER WHOSE LAST KNOWN ADDRESS IS: 1737 E SILVER SPRINGS BLVD, OCALA, FL 34470 for QUIET TITLE; and that the real property in the County of HILLSBOROUGH affected thereby is particularly described as follows:</p> <p>LOT 20, BLOCK 2, BRENTWOOD HILLS TRACT D/E, UNIT 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 68-1 THROUGH 68-4, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>WITH THE STREET PROPERTY ADDRESS:</p> <p>1346 DEW BLOOM ROAD, VALRICO, FL 33594 ALSO KNOWN AS: 1346 DEW BLOOM ROAD, BRANDON, FL 33511</p> <p>You are required to serve a copy of your written defense to JOHN R.</p>

FREEHAFAER, whose address is 5297 Lydia Court, Spring Hill, FL 34608, fr33haf3r@gmail.com (352)587-7193, on or before March 13th, 2026, and file with the CLERK of the COURT either before service on PLAINTIFF - representing himself - or immediately thereafter; otherwise a default will be entered against you.

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.

IN witness WHEREOF, I have set my hand, the seal of said COURT, this 5th day of February, 2026.

VICTOR D. CRIST  
CLERK OF CIRCUIT COURT  
As Clerk of the Court Civil Division  
800 E. Twiggs Street  
Room 101  
P.O. Box 3360  
Tampa, Florida 33601  
(SEAL) BY John Rollo  
DEPUTY CLERK

JOHN R. FREEHAFAER,  
5297 Lydia Court,  
Spring Hill, FL 34608,  
fr33haf3r@gmail.com  
(352)587-7193  
Feb. 13, 20, 27; Mar. 6, 2026  
26-00482H



## SECOND INSERTION

LOT 8, BLOCK 3, BRANDON  
SPANISH OAKS SUBDIVI-  
SION, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
45, PAGE 88, OF THE PUBLIC  
RECORDS OF HILLSBOR-

Dated this 3rd day of February 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  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 25-F00439  
February 6, 2026 26-00440H

## SECOND INSERTION

Dated 1/30/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Carolina Muniz, Deputy Clerk  
Feb. 6, 13, 20, 27, 2026 26-00404H

Robert D. Hines  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue,  
Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
ntservice@hnh-law.com  
February 6, 13, 2026 26-00442H

FROM THE NORTHERLY CORNER OF LOT 15 OF ALA-  
VISTA SUBDIVISION, UNIT  
ONE AND GOVERNMENT  
LOT 6, SECTION 24, TOWN-  
SHIP 30 SOUTH RANGE 19  
EAST, AS PER MAP OR PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK 44, PAGE 4 OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA; THENCE NORTH  
314.00 FEET; THENCE WEST  
82.88 FEET; THENCE NORTH  
322.00 FEET ALONG A LINE  
PARALLEL TO THE WEST  
BOUNDARY OF SAID GOV-  
ERNMENT LOT 6 TO THE  
POINT OF BEGINNING;  
THENCE NORTH 80.00 FEET  
ALONG SAID LINE; THENCE  
EAST 135.60 FEET TO THE  
PUBLIC ROAD RIGHT-OF-  
WAY; THENCE ALONG THE  
RIGHT-OF-WAY SOUTH 7

Plaintiff Atty:  
Padgett Law Group  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 25-013354-1  
February 13, 20, 2026 26-00520H

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite

**MCCALLA RAYMER LEIBERT  
 PIERCE, LLP**  
 225 East Robinson Street, Suite 155,  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Email: [AccountsPayable@mccalla.com](mailto:AccountsPayable@mccalla.com)  
 25-12056FL  
 February 13, 2026      26-00470H

## FIRST INSERTION

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
1230-188B  
Ref# 14958  
February 13, 20, 2026 26-00540H

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 Del-Ray Beach, FL 33444, on or before 03/11/2026, and file the original with

Plaintiffs' Attorney,  
Jacqueline F. Perez, Esquire,  
KHL LAW,  
28100 U.S. Hwy. 19 North, Suite 104,  
Clearwater, Florida 33761  
Feb. 13, 20, 27; Mar. 6, 2026

FROM THE NORTHWEST CORNER OF CORNER OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 19 EAST, RUN SOUTH 00 DEGREES 04 MINUTES 41 SECONDS WEST ALONG THE WESTERN BOUNDARY OF SAID SECTION 3, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 600 THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 47 MINUTES EAST, 191.20 FEET; NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, 48.57 FEET, SOUTH 85 DEGREES 28 MINUTES 48 SECONDS EAST, 35.02 FEET; SOUTH 46 DEGREES 25 MINUTES 09 SECONDS EAST, 82.90 FEET;

## FIRST INSERTION

28 MINUTES 48 SECONDS  
EAST, 35.02 FEET; SOUTH 46  
DEGREES 25 MINUTES 09  
SECONDS EAST, 35.02 FEET

Clearwater, Florida 33761  
Feb. 13, 20, 27; Mar. 6, 2026  
26-00535H

or email  
**legal@businessobserverfl.com**



1:23

Notes

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com



--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

**PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830**

**Time: 09:30 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

0002 - Davis, Simone Jhene; 0026 - Lillie, Dannette; 0050 - Gulrajani, Camille; 0087 - Rivera, Leonardo; 0153 - Edouard, Jeffte; 0206 - Baker, Antonio; 0213 - Stone, Candice; 0235 - Castro, Christine; 0248 - Smith, Hewitt; 0254 - Cannonier, Ashennea; 0266 - Lobo, Tania; 0281 - Early, Erika; 0300 - Yuill, Alex; 1001 - B, Ashia; 1030 - Williams, Ruth Anne; 1036 - Collins, Maya; 1045 - Drymon, Angela; 2019 - Aranguren, Edgar G; 2036 - Clinton, Jeffrey; 2040 - mays, Denesha; 3001 - Brandon, Carl; 3009 - Arnold, Diane; 3039 - Watson, Kewannie; 3044 - Smith, Samuel; 3046 - Brown, Michael; 3061 - Postmaa, Esther Brigitte; 3065 - peacock, deona; 3072 - Curry, Matthew; 4017 - bishop, ryan; 4031 - Wilkerson, James; 5001 - Sheegog, Sylvester; 5003 - Gilbert, Damia; 9058 - Baraybar, Myriam

**PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949**

**Time: 09:50 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

0110 - Martinez, Will; 0245 - Velazquez, Tavaris; 0306 - Davis, Jennifer; 0405406 - Murdock, Brittany; 0410 - Blass, Michelle; 0577 - West, Diondra; 0611 - Martinez, Will; 0618 - Roberts, Jeremy; 1056 - hughes, Porche; 1067 - hughes, Porche; 1089 - James, Joseph; 2008 - Randall, Kamiya; 2023 - Logan, Greta; 2048 - Dunbar, Tyler; 2063 - Masa, Andrew; 2138 - Heinfeld, Kristin A

**PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867**

**Time: 10:00 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

01016 - Mulraine, Shanequa; 01025 - carnegie, Reginald; 01038 - Mudgett, Margaret; 01041 - McGivery, Horesia; 01082 - Thompson, Tonyata; 01088 - Tenn, Tok; 01125 - Jones, Schininee; 01137 - Owens, Amanda; 01173 - Owens, Samuel; 01183 - Clayton, Kamryn; 02008 - Martinez, Nykolle; 02019 - Daye, Natae; 02043 - Hopkins, Jennifer; 02077 - Pitts, Zeld; 02102 - Mathis, Damian; 02118 - Thompson, Tonyata; 02127 - Hobbs, Robert; 02149 - Saffold, Cierra; 02171 - velez, Marta; 02192 - Glenn, Tiara; 02224 - Rodriguez, Antonio; 02233 - nelson, Shanik; 03032 - Mapp, Daryl; 03092 - Anderson, Katrina; 03188 - Soto, Caitlyn; 03196 - thomas, Latoya; 03207 - CHARLES, SHELDON; 07018 - Campbell, Brittany; 08017 - Williams, Tracey; 08019 - Armour, Sharee

**PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752**

**Time: 10:10 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

0106 - Rao, Adarlen; 0202 - Lewis, Bernadette D; 0237 - Jackson, Danielle; 0319 - Cesar, Shanda; 0434 - AIC STRATEGIES Rao, Adarlen; 0445 - Perez, Guillermo S; 2003 - Bozeman, Janice; 2019 - Garcia, Omayra; 3022 - Haferman, Paige; 3056 - Burrows, Alicia; 3074 - Brown, Taphonda; 3091 - Brown, Samone; 3234 - Rodriguez, Linda; 3250 - Jaszcar, Brandon

**PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277**

**Time: 10:40 AM**

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storage treasures.com](http://www.storage treasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424**

**Time: 09:30 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

1016 - Taylor, Deric; 1028 - Jenkins, Debra; 1054 - Inga, Francisca; 6008 - Hudson, Kyle; 6017 - Valdez-nunez, Maxwell; 6049 - Sanders, John; 6074 - Powell, Jaleel; 6098 - Shaw, London; 6099 - Ezell, Latangalena; 7017 - Lopez, Sheila; 7067 - Wells, Kimberly; 7076 - Mason, Tera; 8014 - Harris, Charles; 8056 - Crowley, Jill

**PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627**

**Time: 09:45 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

0104 - Rosado, Silva; 0216 - FUTURE ALKALINE WATER WATER, FUTURE ALKALINE; 0312 - Robertson, Gloria; 0511 - Hernandez, Evelio; 0602 - Casiano, Dinofsky; 0710 - Robertson, Gloria; 0720 - Cruz, Darius; 0814 - Polanco, Daniel; 0818 - William, James; 0821 - Pereira, Karoline Correa; 1120 - Mayhue, Erica; 1121 - Rosario, Edwin; 1122 - Vazquez, Yolanda; 1127 - Leon, Niuvis Noda; 1145 - Rivera, Keila; 1202 - Barnes, Kathryn; 1214 - Mitchell, Andre; 1236 - Cabrera, Pedro; 1239 - Ashmore, Brandi; 1243 - jerez infante, aliuska; 1254 - Mitchell, Andre; 1260 - Marquez, Roberto; 1403 - Matute, Lechey; 1424 - Robertson, Gloria; 1554 - Abdelnour, Gustavo; 1563 - Roberts, Nicole; 1623 - Harlow, Kelsie; 1701 - Kraft, Kimberly; 1711 - Cajiao Gonzales, Andres Felipe

**PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824**

**Time: 10:00 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

B105 - Bindert, Lucia; B118 - Wilder, Teresa; B142 - Shumpert, Michael; C003 - Ramos, Andres; C007 - sheffield, allynson; C019 - Thompson, Kyree; E034 - BANKS, JEFFREY; E078 - Rodriguez, William; F081 - Soto, Tamika; G008 - McCrae, Brian; G020 - Shartz, Ken; G047 - Mariani, Toni; G063 - giraldo, Maria; G077 - Melendez, Nadeen; G084 - Tirado, Richard; G089 - McCrae, Brian; G093 - McCrae, Brian; G095 - Jimenez, Angel; G099 - Colon, Selenia; G102 - Ayesh, Ibtisam; G107 - Cruz, Lizzeth Palma; G113 - Cortes, Arlene; H007 - Spooner, Bernard O; H033 - Barbon, Michel; H057 - Lewis, Jay; H063 - pabon, Xavier; H064 - Jimenez, Melissa; H075 - Jimenez, Abraham; J003 - Palacio, Jairo; J028 - ALCIN, EMMANUELLA; J075 - Penalver, Oscar; K029 - Cruz, Eli; K042 - Gallegos, Jose

**PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681**

**Time: 10:15 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

1006 - Riley, Michael; 1017 - McRae, Julieanna; 1057 - Duncan, Shannon; 1059 - Nichols, Tracy; 1068 - Gil, Elijah; 1208 - Bonilla, Yuliana; 1230 - Harden, Kevin; 1233 - Vega, Jerry; 1273 - Davis, Ashley; 1282 - Armas, Angel De; 1291 - Sanchez, Rene; 1301 - Perez, Alexander; 1311 - Adebayo, Rene; 1337 - Cotera, Jorge; 1345 - Fieger, Celia; 1372 - Nasution, Renanta; 1377 - Stallworth, Shawn; 2004 - Slaughter, Emily; 2022 - Duncan, Shannon; 2051 - bowling, lorri; 2096 - acosta, edilberto; 2137 - Vazquez, Israel; 2145 - SAPP-HINTON, DAMORRIS; 2234 - Nichols, Tracy D; 2239 - Rojas, Giselle; 2268 - White, Omar; 2330 - ramos, Angelica; 2333 - Byrd, Willie; 2338 - Durr, Gregory; 2341 - Barker, Treasure; 2348 - Gunning, Tiffany; 2358 - Nunez, Sharlene; 2361 - BUFF, STEPHEN; 2384 - Barrett, Rojshawn; 3003 - Mullen, Mallory; 3039 - BROOKS, MICHELLE; 3054 - Zuleyka, Sanabria; 3070 - lawrence, jalynn; 3098 - Woodger, Winfred; 3282 - Carrington, Lisa; 3317 - DE JESUS, FELIPE; 3333 - Hood, Brittany; 3374 - Negron, Elan; 3392 - Lersundy, Carlos; 3401 - Rivero, Yosvanis; 3402 - Albizar, Roberto; 3415 - Nunez, Reina; B144 - Colado, Laura; B151 - Johnson, Ray; C043 - Davidson, Ewan; D104 - Rodriguez, Angel M; D105 - Arredondo, Sahara; D106 - Bethea, Erique; D112 - Bronson, Tylvis; E022 - Jackson, Sandra; E078 - Edwards, Shannon; E080 - Archibald, Trimicia; E084 - Archibald, Chuck; F087 - Wood, Patience; F111 - Aviles, Lisandro; F114 - Smith, Natalie; F115 - Duncan, Monica; F134 - Porter, Ericka

**PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137**

**Time: 10:30 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

A018 - Brown, Gwendolyn; A024 - Stroud, Rudolph; A034 - Shore Clean Solutions Dunwoody, Jimmi; A058 - Tonge, Veron; A060 - Tonge, Veron; A064 - Vajda, Dimitra; B007 - Morales, Abigail; B009 - Joseph, Jasmyne; B029 - Burney, Reginald; B053 - Kelly, Mary; B063 - Brownlee, Karen; B065 - Fields, Jer'vione; B065 - Schreiber, Cicella; B074 - Sharpe, Danielle; B082 - Gutz, Christine; C025 - HILLS, BEVERLY; C028 - WILLIAMS, RON; C034 - Rosado, Nathalia; C040

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

1036 - Williams, Kevin; 1082 - Martin, Shandon; 1113 - dean, Jevonta; 1119 - Fratello, Caeley; 1137 - Roulhac, Claudia; 1144 - Sexton, Lauren A; 1154 - torres, Claudio; 1186 - matthews, Shauntae; 2007 - Woodard, Maya; 2038 - Davis, Terence; 2040 - Redding, Robert; 2056 - Rojas, Shimika Deal; 2065 - Hoes, Angie; 2099 - Henderson, Kelli; 2117 - Rojas, Shimika Deal; 2125 - Dupree, Mackenzie; 2181 - Spruell, Distinee; 3044 - Kelly, Rosetta; 3070 - Rojas, Shimika Deal; 3093 - White, Dominique; 3109 - Zuckerman, Erik; 3113 - Lindsey, Anthony; 3122 - Julian, Tamika; 3146 - brown, jayden; 3157 - Miller, Emma; 3160 - Daughtry, William; 3218 - Andrews, Evangellette

**PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479**

**Time: 11:00 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

A056 - WILLIAMS, MICHAEL; A072 - Ramjit, Adam; B028 - Sherman, Tamara; B050 - Boone, Yvonne; B069 - Charles, Chimere; B070 - faison, Crystal; B074 - Villalobos, Santana; B076 - Paul, DAndrea; B088 - Alvarado, Esteban; C015 - Covington, Katrina; C034 - Cacador, Sabrina D; C047 - Gonzalez - Yague, Milagros; C063 - Phillips, Jalawwna; C102 - Arenas, Noemi; C104 - Denmark, Sue; C113 - Walters, Joshua; D010 - Maddox, Audrey; D019 - ESQUILIN, WILFREDO; D034 - Custer, Margaret; D089 - Rivera-Cabrera, Karina; D092 - Needham, Penny; D130 - luciano, Genesis; E007 - Sharpe, Edward; E025 - Williams, Willie; E027 - Martino, Sam; E035 - Thomas, Mark; E039 - Jennings Jr, Joel; E045 - Edwards, Chaz; I043 - Bellamy, Chardea; I048 - Rhoden, Walter; J026 - williams, mike; J038 - Ball, John; J046 - Richart, Cristina; J048 - Oliver, Allen; J063 - Walker, Jaleesa; J077 - Taylor, Jamal; J104 - Dinkins, Christina; K009 - Ayesh, Ibtisam; K010 - Rattray, Pernel; K012 - McLaughlin, Jamie; K020 - Villanueva, Carlos; K023 - cervantes, Jose; K081 - Parker, Gerald; L040 - King, Leemarie; L049 - McCloud, Kianna; L057 - Marshall, Brigitte; L106 - Sharpe, Edward; L200 - altidor, Cecilia

**PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721**

**Time: 11:10 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

0013 - Dantzler, Tonja; 0024 - Thomas, Shaniah; 0048 - Colon, Jessica; 0084 - Givens, Kathleen; 0134 - Pequeno, Anthony; 0201 - Carrington, Lisa; 0207 - Lajeuue, Waldy; 0210 - Harris, Craig; 0245 - Rodriguez Tapia, Felipe; 0270 - Sanes, Ileana; 0278 - Dixon, Christopher; 0371 - Christopher, Latesha; 0377 - Hooks, Tyesha; 0384 - Scofield, Michael; 0386 - Martinez, Marilyn; 0419 - Richards, Chase; 0425 - Mccarthon, Albert; 0445 - Murphy, Carlous; 0458 - Jr, Glenn Trionfi; 0481 - Young, April; 0528 - perry, Michael; 0569 - Scott, Derrick; 0667 - De Oliveira, Chaei; 0727 - Ferdin, Michael; 0766 - Cruz, Omar Uscanga; 0771 - Herman, Kimberly M; 0803 - Parker, Nhijza; 0857B - Andra, Hailey; 0857E - Green, Kevin; 081D - Sookoo, Jamie; 0862B - Richards, Chase; 0881 - Creaser, Brandy; 0884 - UPS Richardson, Vincent; 0885 - Cargile, Jeffery; 0888 - young, keon; 317 - Rangel, Andres

**PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897**

**Time: 11:20 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

1020 - Tavaliccio, Daniel; 1049 - Dabbs, Tracy; 1097 - Wilson, David; 110 - Klersy, Angela; 1103 - Figueroa, Eitel; 1105 - Ortiz, Tanya; 1116 - stallard, mark; 1256 - Williams, Michelle; 1321 - Kinney, Nekeyla; 1382 - Salado, Brnum; 1434 - Hecht, Jeffery; 1438 - serrano, Madeline; 1456 - Rivera, Aurolyn; 1493 - Rivera, Aurolyn; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 1514 - jones, Jerrod; 1515 - Kinard, Kendra; 2005 - Ward, Kool; 215 - Collera, Kyle Joshua; 266 - Mercedes, Franklin; 329 - Bailey, Evelyn; 336 - Wesley, Angelica; 411 - Rivera, Cecylia; 412 - Laboy, Jasmine; 424 - Sforza, Jacob; 430 - Williams, Alexandria; 449 - Rosario, Arielys; 488 - Hibler, Clayton; 565 - Check, Daniel; 579 - Waters, Hillary; 605 - Taylor, Philip; 6077 - Taylor, Philip; 623 - Castillo, Melanie; 634 - James, Yasmine W; 643 - Mctavish, Tina; 646 - Anderson, Joleine; 648 - Fernandez, Omayra; 712 - Clements,

SECOND INSERTION

- Willis, Tamika; C061 - Buckley, Christopher; C063 - Garcia, Deenise; C088 - Daniels, Jessica; C090 - Freeman, Lawren; C095 - Allen, Keith B; C097 - knighton, Stacey; C099 - Leo, Leo; C100 - Brooks, Amanda; C120 - Wash, Deante; C141 - Clanton, Billy; D011 - Harrison, Carrie; D063D - Torres, Giovanni; D064A - Hampton, Aaron; D065E - Bruce, Dominic; D066 - Por painters ce llc Hernandez, Christian; D072 - Buzek, Brandi; D087 - Baker, Sophia; D093 - Mitchell White, Dawn Rochelle; D103 - Owens, Merrill; D123 - Cunnmings, Dominique; E043 - Schuttler, Jeremy; E044 - Burwell, Precious M; E053 - Lillullove, yvette; E058 - Mcdonald, Pamela; E068 - Bass, Shirley; P006 - Schuttler, Jeremy

**PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985**

**Time: 10:45 AM**

**Sale to be held at [www.vstorage treasures.com](http://www.vstorage treasures.com).**

1044 - Coontz, Ashley; 1045 - Boyt, Kevin; 1064 - Taylor, Naya; 1072 - Lee, LaBithia; 1076 - House, Jammece; 1082 - Carew, Matthew; 1107 - ARANGO RAIGOSA, CARLOS; B018 - Lopez, Laura; C006 - MARTINEZ, BRIANA; C016 - Reyes, Maria Luisa; C021 - Keeney, Jeffrey; C025 - Castro, Michel; C026 - Colon, Elizabeth; C034 - AMAYA, SABAS; C062 - Black, Crystal; D039 - strickland, Bill; D043 - ruiz, Yamel; D079 - strickland, Bill; D084 - Mancini Company MANCINI, MARTIN; F039 - Carr, Lisa; P002 - Heacock, David

**PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473**

**Time: 11:00 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

A019 - Boyal, James; A026 - Qarles, John; B013 - Obringer, Anna; B024 - Oglesby, Chloe; B035 - Teague, Torian; B052 - Shaw, Virginia; B077 - Eichinger, Christy; B096 - Coffee, Kaleb; C018 - negron, Aileen; C033 - Mackabee, Sebryna; D014 - Oglesby, Chloe; D022 - London, Cadarius; D034 - Johnson, Victoria; E075 - Hodge, Corey; E105 - Kirkpatrick, Shayne; E118 - Guzman, Garett; E147 - PAUL, ROSELLA; E160 - Reed, Floyd ; G030 - Rapose, Brandon; G031 - Kelly, Daniel R.; G034 - Boddie, Anthony; G067 - BROXTON, HERMAN; G118 - Applewhite, Myla; G120 - Mitchell, Thomas

**PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466**

**Time: 11:15 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

A019 - Chestaro, Ingrid; A027 - Collins, Reginald; A038 - Francis, Javid; A057 - Nadeem, Sayeed; A059 - Wax, Rakia; B011 - Jackson, Emmilly; B014 - Lishchynskyi, Mark; B038 - Jones, Howard; B046 - White, John; B048 - DeJesus, Daniela; B065 - QUIROZ, WILIANS; B079 - Butson, Bryan; C002 - zatarain, Jon; C006 - Allen, Lafandra; C007 - Nevares, Gabriel; F006 - Triana, Yanellys; F014 - russ, Willie; F017 - III, Robert Trotman; F019 - Jones, Darrell; G024 - mcdonald, asaiha; G050 - Mungin, Romell; G053 - Tomassi, Joseph; G059 - Holcomb, Jasmine; G066 - Garcia, Marilyn; H036 - Lormeau, Ashley; H069 - Negron, Ada; I020 - English, Tyrek; I021 - Bradley, Tonisha; I026 - Prescott, Tai; I045 - Hammon, Heather; J006 - Williams, Amara; J019 - Izaguirre, Emily; J065 - hicks, Makayla; J066 - Hall, Tatiana

**PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182**

**Time: 11:30 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

0136 - Burns, Theotis; 0205 - Archie, Katrice; 0213 - Klas-La Restaurant and Catering Services Polinice, Pierre; 0216 - Herndon, Noah; 0220 - Marshall, Gary; 0222 - thomas, octavia; 0229 - Gray, Willie; 0234 - Broner, Kristin; 0236 - Gustinvil Nelson, Dalivalcia; 0246 - Escoriza, George; 0251 - Martinez, Anibal; 0265 - Bailey, Moneca D; 0302 - adisme, Nadia; 0307 - steward, Kenneal; 0312 - Smith, Donna; 0315 - lecount, LaQueta; 0329 - FISHER, JOHN; 0330 - millan, Selena; 0334 - witherspoon, ASHLEY; 0348 - Reed, Darlene; 0351 - Warner, Sabrina; 0356 - Gray, Tonia; 0364 - Benson, Hosie; 0370 - Francoise, Ezzairee; 0375 - Harris Westmoreland, Carolyn; 0406 - Livingston, Aaliyah; 0410 - Daas, Ramy; 0411 - Cook Johnson, Quandes; 0417 - Moore, Christy; 0426 - Pullwood, Timothy; 0428 - barrington, madelaine; 0434 - Robinson, Michael; 0443 - Swisher, Debra; 0449 - Falcher, Wonda; 0508 - Collier, Nigeria; 0512 - Jacobs, Marlene; 0516 - Burney, Amanda; 0523 - Lockett, Angel; 0527 - branch, khalique; 0535 - unger, Micah; 0538 - washington, trac; 1025 - Burney, Amanda; 1035 - Bouyer-Evans, Akira; 1046 - Bryant, Frankie; 1070 - Yates, Clifford; 1082 - FLETCHER, ALICIA; 1095 - William, Ross; 1115 - Mosley, Shannone; 1121 - Neiro, John; 1132 - Jordan, Kazarian; 1133 - Broner, Kristin; 1140 - cruz, sintia; 1144 - Brock, Jeremy; 1157 - Lopez, Jade; 1166 - Stewart, Vivian; 1187 - Scott, Isaiah; 1211 - Kennerdy, eric; 1216 - jones, Freddie; 1219 - Inhenzra, Ozrah; 1231 - Erie, Roselin; 1245 - iiii, Randolph Myers; 1259 - Reed, Dwyane; 1261 - Smith, Nola; 1266 - Rollerson, Terri; 1268 - Gonzalez, Karina; 1296 - Knighton, Taliyah; 1322 - Jackson, Mavis; 1348 - guccio, christopher; 1351 - Pratts, Marelyn; 1370 - Singleton, Keneisha; 1382 - Worthy, Jayme D; 1397 - edwards, jernal; 1417 - Davis, Deandre; 1419 - Hammond, Alantra; 1420 - Denson, Shaiyenne; 1421 - Davis, Whitley; 1422 - brogle, Kyla; 1424 - Cobb, Shamika; 1428 - Peterson, Jason; 1463 - owens, Devon; 1477 - norton, tumeka; 1500 - Kegler, Cheryl; 1509 - Steed, Shakema; 1510 - rich, steven; 1519 - Taylor, Cherie; RVO18 - MITCHELLANDERSON, SHERISSA

**PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614,**

Joshua; 801 - Brooks, Kevin; 837 - Mctavish, Tina; 847 - Maldonado, Jc; 911 - Sullivan, Monique; 925 - Brooks, Kevin; 932 - Montero, Ibalu Llano; 940 - Webb, Bejay; 945 - pearce, gregory; 958 - Weber, Minder D; 968 - Lundy, Jovaris

**PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132**

**Time: 11:50 AM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

A015 - Williams, Monique; A018 - heffin, Amber; A019 - Jr, Jerome Gordon; A026 - Ambrose, Zuri; A029 - Robles, Rebecca; A035 - Jones, Gloria; A043 - Mondesir, Mitch; B023 - neal, kathartis; B028 - Heath, Merewyn; B041 - Mitchell, Lenika; B051 - Jones, Yolanda; B058 - thomas, Donta; C002 - Monroe, Tameka; C005 - thomas, kelly; C014 - Underwood, Cordeia; C018 - Anderson, Robert; C019 - simmons, Johnny; C024 - hunter, Willie; C058 - Rainford, Justyce; D005 - Vindel, Keila; D006 - George, Mondranisha; E017 - Hammonds, Sharonda; E031 - carter, Doris; E032 - Bermudez, Stefanie; E041 - Edwards, Alisha; E050 - Johnson, demetrius; E073 - Knight, Ashley; E083 - colbert, Qualendria; E086 - Johnson, Tawanda; E092 - Saffold, Brittany; E102 - Hargrett, Devin; E109 - Baez, Jacqueline; E126 - Mack, Zandretha; E126 - singletary, teresa; E132 - Anfield, Khiry; E133 - Gay, Dshawna; E139 - Fedrick, Maylena; E144 - Johnson, Chaday; E148 - STUART, DEMETRIUS; E150 - Williams, Britney ; E151 - house, Teawanna; E158 - Napper, Katiaya Valinda; E174 - nelson, renaldo; E189 - Calloway, Quasha; E195 - Jackson, Jamall; F017 - Singletary, Marvin; F025 - Adi, Kaled Y; F030 - Bissainthe, Renan; F065 - Cruz, Amanda; G032 - Pomales, Chasity; G052 - Arroyo, Nickolas; G061 - jean, Evenx; H003 - Koke, Alisha; H006 - kelley, Jasmine; H034 - Rapier, Sequoya; H048 - Suits, Kaylee; H054 - porter, Rushawn; H059 - Deramus, Jemese; H061 - Torres, Tatiana; H063 - sanders, Amanda; H067 - Smith, Kasanthian; J002 - Nelson, Ken D; J009 - Robinson, Dolamyke; J011 - Samuel, Lisa; J017 - Adams, Freddie; J019 - Norton, Truemelia; J026 - Hammond, LaKisha S; J031 - Simmons, Christopher; J046 - Polanco, Ana

**PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233**

**Time: 12:00 PM**

**Sale to be held at [www.storage treasures.com](http://www.storage treasures.com).**

1052A - Dubovoy, Phillip; 1056A - Fattore, Ryan; 1222A - Pezzulich, Lismary; 1230A - Steere, James; 1237A -







--- ACTIONS / SALES ---			
THIRD INSERTION		SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL DIVISION <b>CASE NO.: 25-CA-012541</b> <b>DIVISION: E</b> <b>THELMA MARIE WILLIAMS, v.</b> <b>PERSONS WHO MAY CLAIM TITLE TO REAL PROPERTY IN THIS ACTION</b> To: UNKNOWN PERSONS WHO MAY CLAIM TITLE TO REAL PROPERTY 5829 Hammon Dr., Tampa, Florida 33619 IN THIS ACTION Address: Unknown YOU ARE NOTIFIED that a Petition to Quiet Title to Real Property has been filed by THELMA MARIE WILLIAMS. You are required to serve a copy of your written objections if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before February 26, 2026, and file an original with the Clerk of this Court either before service on Petitioners attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition. If you are a person with a disability who needs an accommodation in order</p>		<p>to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Date: January 21, 2026. Victor Crist Clerk of the Court (SEAL) BY: Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 This instrument was prepared by Fehintola Oguntebi 1904 West Cass Street Tampa, Florida 33606 (813) 254-8717 kemi@oguntebilaw.com/ foguntebi@aol.com Jan. 30; Feb. 6, 13, 20 2026 26-00296H</p>	
SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 18-CA-007672</b> <b>SELENE FINANCE LP, Plaintiff, vs.</b> <b>JAMES J. HEDAHHL AKA JAMES HEDAHHL AND JUAN C. RICARDES, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 18, 2025, and entered in 18-CA-007672 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/ASHELL-POINT MORTGAGE SERVICING is the Plaintiff and JUAN C. RICARDES; JAMES J. HEDAHHL AKA JAMES HEDAHHL; UNKNOWN SPOUSE OF JAMES J. HEDAHHL AKA JAMES HEDAHHL 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 February 27, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 19, BLOCK 5, MIDWAY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE(S) 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6108 ELKINS AVENUE SOUTH, 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</p>		<p>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 2nd day of February, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; 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 17-117546 - EuE February 6, 13, 2026 26-00452H</p>	
SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 24-CA-009579</b> <b>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs.</b> <b>ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THOUGH, UNDER, AND AGAINST ESTATE OF KENNETH HARWOOD a/k/a KENNETH JAMES HARWOOD a/k/a KENNETH J. HARWOOD; et al., Defendants.</b> TO: RACHEL HARWOOD a/k/a RACHEL MARIE HARWOOD n/k/a RACHEL SUTTER Last Known Address: 6104 Audubon Manor Blvd., Lithia, FL 33547 Current Address: unknown UNKNOWN SPOUSE OF RACHEL HARWOOD a/k/a RACHEL MARIE HARWOOD n/k/a RACHEL SUTTER Last Known Address: 6104 Audubon Manor Blvd., Lithia, FL 33547 Current Address: unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida 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 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider &amp; Savio, P.A., Plaintiff's attorney</p>		<p>FILED: 10/29/2025 1:47 PM Clerk Hamilton County, Indiana <b>NOTICE OF ADOPTION</b> IN THE HAMILTON SUPERIOR COURT ROOM NO. 5 <b>CAUSE NO.</b> <b>29D05-2508-AD-001065</b> <b>STATE OF INDIANA COUNTY OF HAMILTON IN THE MATTER OF THE ADOPTION OF PEYTON LYNN STEINBRUNNER, a minor child</b> Eric Joseph Steinbrunner is notified that a petition for adoption of a child named, Peyton Lynn Steinbrunner, born on October 5, 2016, by the spouse of the biological parent of the Child, was filed in the office of the Clerk the Hamilton Superior Court, Room No. 5, One Hamilton County Square, Noblesville, Indiana 46060. The petition for adoption alleges that the consent of Eric Joseph Steinbrunner is not required pursuant to Indiana Code § 31-19-9-8(a)(1), Indiana Code § 31-19-9-8(a)(2) and (a)(11). If Eric Joseph Steinbrunner does not file a motion to contest the adoption within fifteen (15) days after the service of this notice, the above named</p>	
SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO. 25-CA-006781</b> <b>VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation Plaintiff, vs.</b> <b>BRAYSON JOHN QUINTANILLA; et al. Defendants.</b> TO: UNKNOWN TENANT IN POSSESSION #1 Last Known Address: 12003 Glenhill Dr., Riverview, FL 33569 Current Address: 12003 Glenhill Dr., Riverview, FL 33569 TO: UNKNOWN TENANT IN POSSESSION #2 Last Known Address: 12003 Glenhill Dr., Riverview, FL 33569 Current Address: 12003 Glenhill Dr., Riverview, FL 33569 YOU ARE HEREBY NOTIFIED that a Replevin action regarding that certain Manufactured Home described as 2017 CMH Waycross 930WA, Model No. 30ANN16763AH17, Serial No. WHC023091GA, located at 12003 Glenhill Dr., Riverview, FL 33569 in 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 Matthew Leider, Esq., Law Offices of Manganelli, Leider &amp; Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before</p>		<p>RECORDED IN PLAT BOOK 49, PAGE 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 4608 APPLE RIDGE LN, TAMPA, FL 33624; 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 March 31, 2026 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: February 3, 2026 By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com February 6, 13, 2026 26-00441H</p>	
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<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-010317</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.</b> <b>ROBERT A. CAVEGLIA AND JUDITH L. CAVEGLIA, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 20, 2026, and entered in 25-CA-010317 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ROBERT A. CAVEGLIA; JUDITH L. CAVEGLIA; REGIONS BANK; LANCASTER I CONDOMINIUM ASSOCIATION, INC.; SUN CITY CENTER WEST MASTER ASSOCIATION, INC. F/K/A KINGS POINT WEST CONDOMINIUM, 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 February 27, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 99, PHASE 5, LANCASTER I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 4931, PAGES 142 AND OFFICIAL RECORD BOOK 5011, PAGE 1102, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 10, PAGES 38, AS AMENDED, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1409 LANGLEY DR, SUN CITY CENTER,</p>		<p>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 2nd day of February, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; 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 25-332983 - MIM February 6, 13, 2026 26-00450H</p>	
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<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-002884</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP2, Plaintiff, vs.</b> <b>MOLLY P. DU PARL, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 15, 2025, and entered in 25-CA-002884 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 IN ITS CAPACITY AS OWNER TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP2 is the Plaintiff and MOLLY P. DU PARL; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-D; THERESA ARBOR PROPERTY OWNERS' 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 March 04, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 9, BLOCK 6, THERESA ARBOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6412 N</p>		<p>FILED: 10/29/2025 1:40 PM Clerk Hamilton County, Indiana <b>NOTICE OF ADOPTION</b> IN THE HAMILTON SUPERIOR COURT ROOM NO. 5 <b>CAUSE NO.</b> <b>29D05-2508-AD-001066</b> <b>STATE OF INDIANA COUNTY OF HAMILTON IN THE MATTER OF THE ADOPTION OF MADISON ALEXIS STEINBRUNNER, a minor child</b> Eric Joseph Steinbrunner is notified that a petition for adoption of a child named, Madison Alexis Steinbrunner, born on August 23, 2019, by the spouse of the biological parent of the Child, was filed in the office of the Clerk the Hamilton Superior Court, Room No. 5, One Hamilton County Square, Noblesville, Indiana 46060. The petition for adoption alleges that the consent of Eric Joseph Steinbrunner is not required pursuant to Indiana Code § 31-19-9-8(a)(1), Indiana Code § 31-19-9-8(a)(2) and (a)(11). If Eric Joseph Steinbrunner does not file a motion to contest the adoption within fifteen (15) days after the service of this notice, the above named</p>	
SECOND INSERTION		SECOND INSERTION	
<p>3/9/2026 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 any accommodation in order to participate in this 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 2nd day of February, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-199089 - NaP February 6, 13, 2026 26-00451H</p>		<p>QUEENSWAY DR, TEMPLE TERRACE, FL 33617 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 2nd day of February, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-199089 - NaP February 6, 13, 2026 26-00451H</p>	



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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE 13th JUDICIAL CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-003963</div> <div>Division B</div> <div>IN RE: ESTATE OF</div> <div>PETER HENRY MUNRO</div> <div>Deceased.</div> <div>The administration of the estate of PETER HENRY MUNRO, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is February 6, 2026.</div> <div>Personal Representative:</div> <div>/s/ Devon J. Munro, Executor</div> <div>DEVON MUNRO</div> <div>2830 Wycliffe Ave. SW</div> <div>Roanoke, Virginia 24014</div> <div>Attorney for Personal Representative:</div> <div>/s/ Dina Arvanitakis</div> <div>ATTORNEY AT LAW</div> <div>Dina Arvanitakis</div> <div>Attorney for Petitioner</div> <div>Florida Bar Number: 0397369</div> <div>ARVANITAKIS LAW GROUP LLC</div> <div>2451 McMullen Booth Rd, Suite 262</div> <div>Clearwater, FL 33759</div> <div>Telephone: (727) 516-0800</div> <div>E-Mail: dina@alg-legal.com</div> <div>February 6, 13, 2026</div> <div>26-00427H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 26-CP 00007</div> <div>IN RE: ESTATE OF</div> <div>CHRISTOPHER DAVID LUNA</div> <div>Deceased.</div> <div>The administration of the Estate of Christopher David Luna, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, 2nd Fl, Rm 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is February 6, 2026.</div> <div>Personal Representative:</div> <div>David Victor Luna</div> <div>4305 Woodlark Drive</div> <div>Tampa, Florida 33624</div> <div>Attorney for Personal Representative:</div> <div>Cyrus Malhotra, Esq., Attorney</div> <div>Florida Bar Number: 0022751</div> <div>THE MALHOTRA LAW FIRM, P.A.</div> <div>3903 Northdale Blvd., Suite 100E</div> <div>Tampa, FL 33624</div> <div>Telephone: (813) 902-2119</div> <div>Fax: (727) 290-4044</div> <div>E-Mail: filings@FLprobatesolutions.com</div> <div>Secondary E-Mail: cortney@flprobatesolutions.com</div> <div>February 6, 13, 2026</div> <div>26-00432H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 26-CP-000263</div> <div>Division A</div> <div>IN RE: ESTATE OF</div> <div>STEPHEN WILLIAM PRICE,</div> <div>Deceased.</div> <div>The administration of the estate of STEPHEN WILLIAM PRICE, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is February 6, 2026.</div> <div>Personal Representative:</div> <div>Carol W. Edler</div> <div>10427 Orange Grove Drive</div> <div>Tampa, FL 33618</div> <div>Attorney for Personal Representative:</div> <div>Dax O. Nelson, Attorney</div> <div>Florida Bar Number: 52767</div> <div>2309 S. MacDill Avenue, Suite 102</div> <div>Tampa, FL 33629</div> <div>Telephone: (813) 739-6695</div> <div>Fax: (813) 739-6696</div> <div>E-Mail: dnelson@daxnelsonlaw.com</div> <div>Secondary E-Mail: nswart@daxnelsonlaw.com</div> <div>February 6, 13, 2026</div> <div>26-00431H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>(Summary Administration)</div> <div>IN THE CIRCUIT COURT, THIRETEENTH JUDICIAL CIRCUIT,</div> <div>STATE OF FLORIDA,</div> <div>IN AND FOR HILLSBOROUGH COUNTY</div> <div>PROBATE DIVISION</div> <div>FILE NO.: 2026-CP-000275</div> <div>DIVISION: A</div> <div>IN RE:</div> <div>FREDORA JUNE MAIVILLE</div> <div>Deceased.</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that a Petition of Summary Administration has been filed in the estate of Fredora June Maiville. deceased, File No. 26-CP-000275 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602.; that the decedent's death was August 26, 2025; that the total value of the estate is \$0 (all EXEMPT) and that the names and addresses of those to whom it has been assigned by such order are:</div> <div>PAUL NELSON MAIVILLE</div> <div>130 Siobhan Ave.</div> <div>Tampa, FL 33613</div> <div>MARK JOHN MAIVILLE</div> <div>706 Fayette Place</div> <div>Lutz, FL 33549</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the decedent and other persons having claims or demands against decedent's estate, other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS OR DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS FEBRUARY 6, 2026.</div> <div>Petitioner</div> <div>PAUL NELSON MAIVILLE</div> <div>130 Siobhan Ave.</div> <div>Tampa, FL 33613</div> <div>Attorney for Petitioner</div> <div>D. Michael Lins, Esquire</div> <div>Florida Bar No. 435899</div> <div>J. Michael Lins, Esquire</div> <div>Florida Bar No. 1011033</div> <div>14497 N. Dale Mabry Highway,</div> <div>Suite 160-N</div> <div>Tampa, FL 33618</div> <div>Tel: (813) 386-5768</div> <div>Primary E-mail:</div> <div>mike@linslawgroup.com</div> <div>jmichael@linslawgroup.com</div> <div>Secondary E-Mail:</div> <div>service@linslawgroup.com</div> <div>February 6, 13, 2026</div> <div>26-00387H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>GUARDIANSHIP DIVISION</div> <div>Case No.: 2026-CP-000211</div> <div>Division: A</div> <div>IN RE: ESTATE OF</div> <div>JOYCE T WINTER</div> <div>Deceased.</div> <div>The administration of the estate of Joyce T Winter, deceased, whose date of death was September 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa FL 33609. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is February 6, 2026.</div> <div>Personal Representative:</div> <div>Jeffrey D. Winter</div> <div>Attorney for Personal Representative:</div> <div>FLORIDA ELDER LAW &amp; LEGACY PLANNING</div> <div>/s/ T. Edmund Spinks</div> <div>T. Edmund Spinks, Esq.</div> <div>Fla Bar No. 0423947</div> <div>2801 W. Busch Blvd. Ste 200</div> <div>Tampa, FL 33618</div> <div>Phn: 813-651-1233</div> <div>Email: ed@flelp.com</div> <div>February 6, 13, 2026</div> <div>26-00380H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-003157</div> <div>IN RE: ESTATE OF</div> <div>ALEXANDER ACOSTA MOYA,</div> <div>Deceased.</div> <div>The administration of the estate of ALEXANDER ACOSTA MOYA, Deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>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.</div> <div>The date of first publication of this notice is February 6, 2026.</div> <div>Personal Representative:</div> <div>Andy Acosta Moya</div> <div>Attorney for Personal Representative:</div> <div>Scott R. Bugay, Esquire</div> <div>Florida Bar No. 5207</div> <div>2501 Hollywood Blvd. Suite 206</div> <div>Hollywood, FL 33020</div> <div>Telephone: (305) 956-9040</div> <div>Fax: (305) 945-2905</div> <div>Primary Email:</div> <div>Scott@srblawyers.com</div> <div>Secondary Email</div> <div>jennifer@srblawyers.com</div> <div>February 6, 13, 2026</div> <div>26-00382H</div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>FILE NO: 26-CP-000233</div> <div>IN RE: ESTATE OF</div> <div>VIJAY RAMGAHAN SAMAROO,</div> <div>DECEASED.</div> <div>The administration of the Estate of Vijay Ramgahan Samaroo, deceased, whose date of death was 12/13/2025, Case Number 26-CP-000233, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;</div> <div>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>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.</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 26-CP-000194</div> <div>IN RE: ESTATE OF</div> <div>CHARLES EUGENE DUPREE, SR.,</div> <div>a/k/a CHARLES E. DUPREE</div> <div>Deceased.</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the estate of CHARLES EUGENE DUPREE, SR., also known as CHARLES E. DUPREE, deceased, File Number 26-CP-000194 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601, that the Decedent's date of death was November 27, 2025; that the total value of the estate is personal property in the approximate amount of \$19,881.00. and that the names and addresses of those to whom it has been assigned by such order are:</div> <div>Creditor: Address</div> <div>CHARLES E. 94 Short Street</div> <div>DUPREE, JR. Waynesville, NC</div> <div>28786</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is February 6, 2026.</div> <div>Person Giving Notice:</div> <div>CHARLES E. DUPREE, JR.</div> <div>94 Short Street</div> <div>Waynesville, FL</div> <div>Attorney for Person Giving Notice:</div> <div>MORGAN A. ROBINSON</div> <div>Attorney for Petitioner</div> <div>Email: mrobinson@hnh-law.com</div> <div>Florida Bar No. 1038923</div> <div>Hines Norman Hines, P.L.</div> <div>315 S. Hyde Park Avenue</div> <div>Tampa, FL 33606</div> <div>Telephone: (813) 251-8659</div> <div>February 6, 13, 2026</div> <div>26-00392H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>Case No.: 25-CP-003039</div> <div>IN RE: ESTATE OF</div> <div>YOLANDA T. SUARES</div> <div>DE LOFLAND</div> <div>Deceased.</div> <div>The administration of the estate of YOLANDA T. SUARES DE LOFLAND, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 and whose mailing address is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>All other creditors of the decedent and other persons having claims or de-</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-003157</div> <div>IN RE: ESTATE OF</div> <div>ALEXANDER ACOSTA MOYA,</div> <div>Deceased.</div> <div>The administration of the estate of ALEXANDER ACOSTA MOYA, Deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is February 6, 2026.</div> <div>Personal Representative(s):</div> <div>Howard Alfred Suarez,</div> <div>Personal Representative</div> <div>8805 Beeler Drive</div> <div>Tampa, FL 33626</div> <div>Attorney for</div> <div>Personal Representative:</div> <div>/s/ Ameriah S. Bonds</div> <div>Montanez Law Firm</div> <div>Ameriah S. Bonds, Esq.</div> <div>Fla. Bar# 99892</div> <div>Ameriah S. Bonds, Esq</div> <div>Fla. Bar # 1054174</div> <div>Eric J. Hall, Esq.</div> <div>Fla. Bar # 1054199</div> <div>2114 W. Columbus Dr.</div> <div>Tampa, FL 33607</div> <div>service@montanezlawfirm.com</div> <div>(813)-816-282</div> <div>February 6, 13, 2026</div> <div>26-00381H</div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-003988</div> <div>IN RE: ESTATE OF</div> <div>BETTY R. JAMES, aka</div> <div>BETTY KATHRYN JAMES</div> <div>Deceased.</div> <div>The administration of the estate of BETTY R. JAMES, aka BETTY KATHRYN JAMES, deceased, whose date of death was December 6, 2024, 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.</div> <div>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</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 26-CP-000194</div> <div>IN RE: ESTATE OF</div> <div>CHARLES EUGENE DUPREE, SR.,</div> <div>a/k/a CHARLES E. DUPREE</div> <div>Deceased.</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the estate of CHARLES EUGENE DUPREE, SR., also known as CHARLES E. DUPREE, deceased, File Number 26-CP-000194 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601, that the Decedent's date of death was November 27, 2025; that the total value of the estate is personal property in the approximate amount of \$19,881.00. and that the names and addresses of those to whom it has been assigned by such order are:</div> <div>Creditor: Address</div> <div>CHARLES E. 94 Short Street</div> <div>DUPREE, JR. Waynesville, NC</div> <div>28786</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is February 6, 2026.</div> <div>Person Giving Notice:</div> <div>CHARLES E. DUPREE, JR.</div> <div>94 Short Street</div> <div>Waynesville, FL</div> <div>Attorney for Person Giving Notice:</div> <div>MORGAN A. ROBINSON</div> <div>Attorney for Petitioner</div> <div>Email: mrobinson@hnh-law.com</div> <div>Florida Bar No. 1038923</div> <div>Hines Norman Hines, P.L.</div> <div>315 S. Hyde Park Avenue</div> <div>Tampa, FL 33606</div> <div>Telephone: (813) 251-8659</div> <div>February 6, 13, 2026</div> <div>26-00392H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-003157</div> <div>IN RE: ESTATE OF</div> <div>ALEXANDER ACOSTA MOYA,</div> <div>Deceased.</div> <div>The administration of the estate of ALEXANDER ACOSTA MOYA, Deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is February 6, 2026.</div> <div>Personal Representatives:</div> <div>Jeri L. James</div> <div>1206 S 64th Avenue</div> <div>Omaha, Nebraska 68106</div> <div>IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is February 6, 2026.</div> <div>Personal Representatives:</div> <div>Jeri L. James</div> <div>1206 S 64th Avenue</div> <div>Omaha, Nebraska 68106</div>
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-- SALES --			
SECOND INSERTION			
AMENDED NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 29-2023-CA-000967 Division O RESIDENTIAL FORECLOSURE U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-C TT Plaintiff, vs. JOSE G. RAMOS, HEYDE D. ALMODOVAR RAMOS, UNKNOWN SPOUSE OF JOSE G. RAMOS, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 4, 2025, in the Circuit Court of Hill- sborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 5, HUNTER PLACE, AC- CORDING TO THE MAP OR PLAT THEREOF, AS RECORD- ED IN PLAT BOOK 65, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 905 JOHN HUNTER CT, BRANDON, FL 33511; including the building, ap- purtenances, and fixtures located			
therein, at public sale, to the highest and best bidder, for cash, on the Hill- sborough County auction website at http://www.hillsborough.realforeclose. com., on APRIL 27, 2026 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately 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: February 3, 2026 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 320250/2218341/wll February 6, 13, 202626-00430H			
SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION Case #: 24-CA-002613 DIVISION: K Truist Bank Plaintiff, -vs.- Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Antony G. Friel; Unknown Spouse of Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Antony G. Friel; GoodLeap, LLC f/k/a Loanpal, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-002613 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, Plaintiff and Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Anthony G. Friel are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose. com beginning at 10:00 a.m. on Febru- ary 27, 2026, the following described property as set forth in said Final Judg- ment, to-wit: LOT 3, BLOCK 14, SUNSET PARK, ACCORDING TO MAP OR PLAT THEREOF RECORD-			
ED IN PLAT BOOK 10, PAGE 46, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. *In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272- 7040 or VIA Florida Relay Service at 1-800-955-8770.” *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff’s counsel here- by designates its primary email address for the purposes of email service as: FLEService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: metebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 24-330964 FC01 SUT February 6, 13, 202626-00416H			
SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: I CASE NO.: 24-CA-007665 SECTION # RF PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. GARY DARWIN TILDEN, II A/K/A GARY TILDEN, II A/K/A GARY D. TILDEN; HEATHER A. LILES A/K/A HEATHER TILDEN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, 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 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 05 day of March, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 5, of Collins Estates, according to the plat thereof, as recorded in Plat Book 115, Page(s) 168 through 171, of the Public Records of Hills- borough County, Florida. PROPERTY ADDRESS: 5006 PLESS RD, PLANT CITY, FL 33565 IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN- ING 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 accom- modation, please contact the Adminis- trative Office of the Court as far in ad- vance 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: Admin- istrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272- 7040, Hearing Impaired: 1-800-955- 8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 29 day of January 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 24-02715 February 6, 13, 202626-00436H			
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-002316 ATHENE ANNUITY & LIFE ASSURANCE COMPANY, Plaintiff, v. REGINALD TIM, SR, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Fore- closure entered on January 28, 2026 and entered in Case No. 25-CA-002316 in the Circuit Court of the 13th Judi- cial Circuit in and for Hillsborough County, Florida, wherein REGINALD TIM, SR, is the Defendant. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https:// www.hillsborough.realforeclose.com on March 31, 2026 at 10:00am, the follow- ing described real property as set forth in said Final Judgment, to wit: THE WEST 190 FEET OF LOT 3 IN BLOCK 1 OF E.L., REAMES SUBDIVISION, AC- CORDING TO THE MAP O PLAT THEREOF AS RECORD- ED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN- TY, FLORIDA, LESS THE SOUTH 110 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL, TO- WIT: THE NORTH 50 FEET OF THE SOUTH 160 FEET OF THE WEST 190 FEET OF LOT 3, BLOCK 1, E.L. REAMES SUBDIVISION, ACCORD- ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 6009			
NORTH 20TH STREET, TAMPA, FL 33610 (the “Property”). ANY PERSON CLAIMING AN IN- TEREST 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 Coordin- ator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, 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 fcpleadings@ghidottiberger.com February 6, 13, 202626-00398H			
SECOND INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-CA-006380 DIVISION: H RF -Section II FLAGSTAR BANK ‘, Plaintiff, vs. PROPERTY CHICS LLC; ALMIROLA BUILDING SERVICES INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to an Order or Summary Final Judgment of foreclosure dated Janu- ary 20, 2026, and entered in Case No. 22-CA-006380 of the Circuit Court in and for Hillsborough County, Florida, wherein FLAGSTAR BANK is Plain- tiff and PROPERTY CHICS LLC; ALMIROLA BUILDING SERVICES INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM- ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTER- EST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough. realforeclose.com, 10:00 a.m., on Feb- ruary 26, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 37, BLOCK 17, TOWN’N COUNTRY PARK SECTION 9 - UNIT NO. 10, ACCORDING TO THE MAP OR PLAT THERE- OF AS RECORDED IN PLAT BOOK 45, PAGE 30, PUBLIC RECORDS OF HILLSBOR- OUGH COUNTY, FLORIDA.			
ANY PERSON CLAIMING AN IN- TEREST 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 PROVID- ED HEREIN. ’ The Plaintiff is FLAGSTAR BANK NATIONAL ASSOCIATION pursuant to the Order substituting plaintiff dated 07/19/2023. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED- ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO RE- QUEST SUCH AN ACCOMMODA- TION, PLEASE CONTACT THE AD- MINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE RE- QUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAM- PA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955- 8770 OR EMAIL ADA@FLJUD13. ORG. Pursuant to Florida Statute 45.031(2), this notice shall be pub- lished twice, once a week for two con- secutive weeks, with the last publica- tion being at least 5 days prior to the sale. DATED January 28, 2026. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1463-186073 / TMI February 6, 13, 202626-00376H			
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-005958 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. DAVID KLEISS; CHANTIRRA L. KLEISS; RIVER BEND OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Fore- closure dated January 28, 2026, entered in Civil Case No.: 25-CA-005958 of the Circuit Court of the Thirteenth Judicial			
Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVIC- ING, Plaintiff, and DAVID KLEISS; CHANTIRRA L. KLEISS; RIVER BEND OF HILLSBOROUGH COUN- TY HOMEOWNERS ASSOCIATION, INC., are Defendants. VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough. realforeclose.com, at 10:00 AM, on the 4th day of March, 2026, the following described real property as set forth in said Judgment, to wit: LOT 22, BLOCK 10, RIVER BEND PHASE 3B, ACCORD- ING TO THE PLAT THERE- OF, AS RECORDED IN PLAT BOOK 108, PAGE 67, OF THE PUBLIC RECORDS OF HILL- SBOROUGH COUNTY, FLOR- IDA. If you are a person claiming a right to funds remaining after the sale, you			
SECOND 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. 2024-CA-007491 Division J RESIDENTIAL FORECLOSURE Section II REPUBLIC BANK & TRUST COMPANY Plaintiff, vs. LAKESHA ANN ADKINS, UNKNOWN TENANT NO. 1; and UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTEREST BY, TRHOUGH, 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, AND UNKNOWN TENANTS/ OWNERS, Defendants. Notice is hereby given, pursuant to Fi- nal Judgment of Foreclosure for Plain- tiff entered in this cause on January 28, 2026, in the Circuit Court of Hill- sborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 41, ROBSON BROS’ SUB- DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 69, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA and commonly known as: 3518 N 23RD			
ST, TAMPA, FL` 33605; 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 April 2, 2026 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately 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: February 3, 2026 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 288200/2530533/wll February 6, 13, 202626-00437H			
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.: 23-CA-013824 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, VS. DONALD COSTA JR.; TRICIA A. ELLIS A/K/A TRICIA A. COSTA; UNKNOWN SPOUSE OF DONALD COSTA JR.; UNKNOWN SPOUSE OF TRICIA A. ELLIS A/K/A TRICIA A. COSTA; WELLS FARGO NA; STATE OF FLORIDA DEPARTMENT OF REVENUE; K. DEAN KANTARAS, P.A.; BANK OF AMERICA N.A.; DISCOVER BANK; WESTCHASE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) 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 Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 22, 2026 in Civil Case No. 23-CA-013824, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, where- in, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDI- VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and DONALD COSTA JR.; TRICIA A. ELLIS A/K/A TRICIA A. COSTA; UNKNOWN SPOUSE OF DONALD COSTA JR.; UNKNOWN SPOUSE OF TRICIA A. ELLIS A/K/A TRICIA A. COSTA; WELLS FARGO NA; STATE OF FLORIDA DEPARTMENT OF REVENUE; K. DEAN KANTARAS, P.A.; BANK OF AMERICA N.A.; DIS- COVER BANK; WESTCHASE COM- MUNITY ASSOCIATION, INC.; UN- KNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UN- KNOWN PARTIES CLAIMING BY,			
THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PART- IES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM- ANTS are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on March 23, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 13, WEST- CHASE SECTION 307, AC- CORDINGLY TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE 37, PUB- LIC RECORDS OF HILLSBOR- OUGH 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 dis- ability who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordin- ator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. Dated this 23rd day of January, 2026. ALDRIDGE PITTE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepите.com Reason: I am the author of this document Location: Date: 2026.01.23 14:34:58-05’00’ Foxit PDF Editor Version: 13.1.7 1230-169B February 6, 13, 202626-00370H			
SECOND INSERTION			
must file a claim with the clerk before the clerk reports the surplus as un- claimed. If you fail to file a timely claim you will not be entitled to any remain- ing funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are an individual with a dis- ability who needs an accommodation in order to participate in a court proceed- ing or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assis- tance. Requests for accommodations may be presented on this form, in an- other written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but prefer- ably at least seven (7) days before your scheduled court appearance or other			
court activity. Upon request by a qualified indi- vidual with a disability, this document will be made available in an alternate format. If you need assistance in com- pleting this form due to your disability, or to request this document in an alter- nate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org. Dated: January 29, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-52216 February 6, 13, 202626-00411H			







--- ACTIONS / SALES ---		
SECOND INSERTION		
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION <b>Case No. 24-CA-000333</b> <b>Division F</b> <b>RESIDENTIAL FORECLOSURE</b> <b>Section I</b> <b>NAVY FEDERAL CREDIT UNION Plaintiff, vs.</b> <b>DEBRA D RILEY, CROSS CREEK II MASTER ASSOCIATION, INC., CROSS CREEK PARCEL “K” HOMEOWNER’S ASSOCIATION, INC., AQUA FINANCE, INC., HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT, AND UNKNOWN TENANTS/OWNERS, Defendants.</b> Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 26, 2026, 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 6, BLOCK 3, CROSS CREEK PARCEL K PHASE ID, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 10217 GRANT CREEK DR, TAMPA, FL 33647; including the building, appurtenances, and fixtures located therein,</p>		
SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 25-CA-001727</b> <b>Freedom Mortgage Corporation, Plaintiff, vs.</b> <b>Robert L. Simmons a/k/a Robert Simmons, et al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-001727 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Robert L. Simmons a/k/a Robert Simmons; Unknown Spouse of Robert L. Simmons a/k/a Robert Simmons; City of Plant City, Florida are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, beginning at 10:00 AM on the 1st day of April, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, LESS THE WEST 75 FEET THEREOF AND THE WEST 35 FEET OF LOT 11, BLAIN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p>		
SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 25-CA-005146</b> <b>PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs.</b> <b>ROBYN LISA SCOTT; et al., Defendant(s).</b> NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff’s Final Judgment of Foreclosure entered on January 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 <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> in accordance with Chapter 45, Florida Statutes on the 3rd day of March, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 111, IN BLOCK 10 OF AYERSWORTH GLEN PHASE 3B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 10402 Carloway Hills Drive, Wimauma, FL 33598 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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.</p>		
<p>at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, on APRIL 1, 2026 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. Date: January 28, 2026 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 <a href="mailto:ForeclosureService@kasslaw.com">ForeclosureService@kasslaw.com</a> 110650/2324530/will February 6, 13, 2026 26-00364H</p>		
SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 25-CC-037147</b> <b>COURTNEY PALMS CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.</b> <b>MIRELLA LOPEZ, Defendants.</b> TO: MIRELLA LOPEZ YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Hillsborough County, Florida: Unit 240, Building 8, of COURTNEY PALMS CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 15019, Page 589, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Hillsborough County, Florida. PARCEL ID NO.: U-30-29-20-83C-000008-00240.0 (“Property”) Property Address: 10205 Courtney Palms Blvd, Unit 304, Tampa, Florida 33619 A Lawsuit has been filed against you in Hillsborough County Court, COURTNEY PALMS CONDOMINIUM ASSOCIATION, INC. v. MIRELLA LOPEZ, and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff’s Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with 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 shall be published once each week for two consecutive weeks in The Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court’s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on this 30 day of January, 2026. Victor D. Christ, Clerk of Court (SEAL) BY: Jennifer Taylor DEPUTY CLERK Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: <a href="mailto:Pleadings@RPLaw.com">Pleadings@RPLaw.com</a> 10010-206 February 6, 13, 2026 26-00397H</p>		
SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-012168</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT INITIS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST2021-RP3, Plaintiff, vs.</b> <b>ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF TIMOTHY PAUL BRENNICK, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al., Defendant.</b> To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF TIMOTHY PAUL BRENNICK, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 31, BLOCK 1, BOYETTE SPRINGS, SECTION A, UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 61, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you writ-</p>		
SECOND INSERTION		
<p>ten defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 3/3/2026, a date which is within thirty (30) days after the first publication of this Notice in 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 demand in the complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of this Court this 26 day of January, 2026. VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: <a href="mailto:AccountsPayable@mccalla.com">AccountsPayable@mccalla.com</a> 25-13944FL February 6, 13, 2026 26-00377H</p>		
SECOND INSERTION		
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 25-CC-022863</b> <b>GRANDVIEW ESTATES MHP LLC, Plaintiff, vs.</b> <b>CAROL LABRECQUE, ROBERT LABRECQUE and FIRST FEDERAL n/k/a Southstate Bank N.A., Defendants.</b> Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on October 15, 2025, in the County Court of Hillsborough County, Victor Crist, Hillsborough County Clerk of the Court, will sell the property situated in Hillsborough County, Florida, described as: That certain 1997 HIGH mobile home bearing vehicle identification number FLFL-T70A24359HL21 located in the Community at 11504 Galway Road, Lot No. 100, Seffner, Florida 33584. at public sale, to the highest and best bidder, for cash, via the internet at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> at 10:00 A.M. on the 10th day of March 2026. Any person claiming and interest in the surplus from the sale, if any,</p>		
SECOND INSERTION		
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2025-CA-11160</b> <b>NATIONSTAR MORTGAGE LLC, Plaintiff, vs.</b> <b>CHRIS HALL AND MAXI HALL, et. al. Defendant(s),</b> TO: MAXI HALL, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 15, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 03/11/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of FEB 03 2026. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> 25-338744 February 6, 13, 2026 26-00426H</p>		
SECOND INSERTION		
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-010758</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION EBO TRUST, Plaintiff, vs.</b> <b>STEVEN JOHNSON, et. al. Defendant(s),</b> TO: STEVEN JOHNSON, UNKNOWN SPOUSE OF STEVEN JOHNSON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: SITE 23, IN BLOCK 2, BAY HILLS VILLAGE, A CONDOMINIUM, AND AN APPURTENANT UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4525, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BAY HILLS VILLAGE, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4611, PAGE 1224, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 63-1 THROUGH 63-2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN PLAT</p>		
<p>other than the property owner, must file a claim within 60 days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Respectfully submitted, ATLAS LAW, PLLC /s/ Margaret A. Nolan Margaret A. Nolan, Esq. - Fla. Bar No. 1068700 1313 N. Howard Avenue Tampa, Florida 33607 813.241.8269 <a href="mailto:efiling@atlaslaw.com">efiling@atlaslaw.com</a> Attorneys for Plaintiff February 6, 13, 2026 26-00396H</p>		
SECOND INSERTION		
<p>RECORDED IN CONDOMINIUM, PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. AND THAT CERTAIN 1986 FUQU MOBILE HOME WITH VIN NUMBERS FH369394B &amp; A has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 03/09/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of JAN 30 2026. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> 25-292163 February 6, 13, 2026 26-00425H</p>		