

Public Notices

Business
Observer

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Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

FEBRUARY 13 - FEBRUARY 19, 2026

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 190.01(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), 190.01(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

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 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

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 9th day of February, 2026
Heritage Insurance Holdings, Inc.
Kirk Lusk
February 13, 2026 26-00524H

FIRST INSERTION

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

FIRST INSERTION

Fictitious Name Notice

Notice Is Herby 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, pursuant to section 865.09 of the Florida Statutes.

February 13, 2026 26-00508H

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 190.01(5), 190.01(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, 255.0592, 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 SSStevens@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 at 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 VEHICLE(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: VISBAL BODY SHOP INC
1FTEW1CV1AFD09444 2010 FORD
6578.14 TEL:813-697-1791 MV#: MV-
104591 LOCATION: 9254 LAZY LN
TAMPA, FL 33614/

NAME: FINAL TOUCH AUTO
CARE LLC 1HGCR2F5EA150822
2014 HON 3887.85 /
1GCPAAEK7RZ105137 2024 CHEV
9471.45 TEL:813-697-1791 MV#: MV-
1042615 LOCATION: 217 SHERYL
LYNN DR, BRANDON, FL 33510/

NAME: MT AUTO GROUP INC
1FTPW14575KE81062 2005 FORD
3059.34 TEL:813-697-1791 MV#: MV-
1012907 LOCATION: 7004 CAUSE-
WAY BLVD #B, TAMPA, FL 33619 /

NAME: FONTEANCY AUTO RE-
PAIR LLC 1HGCY2F5PSA017549 2025

HOND 15352.56 TEL:813-697-1791

MV#: MV112428 LOCATION: 9808

BAY ST, TAMPA, FL 33633 /

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 WDDUG8FB8FA18150 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

1HGCR2F5FA091777 2015 HOND

5,406.82 / 1FADP3F2XEL13263

2014 FORD 2595.67 TEL:813-697-1791

MV#: MV109899 LOCATION: 4402

DEVONSHIRE RD TAMPA, FL

33634 /

NAME: AG GOLD AUTO SALES

LLC 5TDZRRAH9MS077619 2021

TOYT 14210.96 TEL:813-697-1791

MV#: MV115085 LOCATION: 110 W

SENECA AVE STE 92, TAMPA, FL

33612 /

NAME: SMILE DESIGN WESTCHASE

LLC 5TDZRRAH9MS077619 2021

TOYT 14210.96 TEL:813-697-1791

MV#: MV115085 LOCATION: 110 W

SENECA AVE STE 92, TAMPA, FL

33612 /

NAME: SMILE DESIGN WESTCHASE

LLC 5TDZRRAH9MS077619 2021

TOYT 14210.96 TEL:813-697-1791

MV#: MV115085 LOCATION: 110 W

SENECA AVE STE 92, TAMPA, FL

33612 /

NAME: SMILE DESIGN WESTCHASE

LLC 5TDZRRAH9MS077619 2021

TOYT 14210.96 TEL:813-697-1791

MV#: MV115085 LOCATION: 110 W

SENECA AVE STE 92, TAMPA, FL

33612 /

NAME: SMILE DESIGN WESTCHASE

LLC 5TDZRRAH9MS077619 2021

TOYT 14210.96 TEL:813-697-1791

MV#: MV115085 LOCATION: 110 W

SENECA AVE STE 92, TAMPA, FL

33612 /

NAME: SMILE DESIGN WESTCHASE

LLC 5TDZRRAH9MS077619 2021

TOYT 14210.96 TEL:813-697-1

--- PUBLIC NOTICES ---

FEBRUARY 13 - FEBRUARY 19, 2026

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 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.

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 wynamerewestdd.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. 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

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.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

February 13, 2026 26-00467H

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

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://fdlep.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

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 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 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:
Fictitious Name Notice

Notice Is Herby 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.

4V4NC9EJ0LN255844

2020 VOLVO VN

Charges for VIN

4V4NC9EJ0LN255844

Storage Charges To Date: \$0.00

February 13, 2026 26-00468H

FIRST INSERTION

Fictitious Name Notice

Notice Is Herby 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

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 Foundational Assets, LLC located at 2247 Fluorshire Dr in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th 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 FOUNTOURA ENTERPRISES LLC / Joao Fontoura will engage in business under the fictitious name of Foundational Assets, LLC located at 2247 Fluorshire Dr in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of February, 2026

Lisa M Shaw

February 13, 2026 26-00509H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of 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 4th day of February 2026.

Dated this 10th day 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 PURSUANT TO
SECTION 865.09, FLORIDA
STATUTES

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of SOHO GOURMET FINE WINE BEER AND SMOKE SHOP located at: 616 W PLATT ST in the City of TAMPA, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of February 2026.

Dated this 10th day of February, 2026

SAHANA 1 GAS INC.

616 W PLATT ST

TAMPA, FL 33606

February 13, 2026 26-00469H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of Y REALTY located at 1550 W Cleveland St, in the County of Hillsborough, in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 10th day of February, 2026.

Dated this 9th day of February, 2026

Y REALTY FLORIDA LLC

1550 W CLEVELAND ST

TAMPA, FL 33606

February 13, 2026 26-00473H

FIRST INSERTION

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000204
IN RE: ESTATE OF
JOHN GEORGE LAMBERT,
aka JOHN G. LAMBERT
Deceased.

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.

KEITH M. LAMBERT

Personal Representative

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 26-00477H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000128
IN RE: ESTATE OF
TODD LAWRENCE QUINZI,
aka TODD L. QUINZI
Deceased.

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.

HALEY AMANDA QUINZI

Personal Representative

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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GUARDIANSHIP DIVISION
Case No.: 2026-CP-000374
IN RE: ESTATE OF
CAROLYN HOKE WILSON
Deceased.

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 PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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.

Personal Representative:

Richard R. Wilson

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
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
nts@hnh-law.com
February 13, 20, 2026 26-00483H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000315
IN RE: ESTATE OF
DOROTHY ANDERSON,
Deceased.

The administration of the estate of DOROTHY ANDERSON, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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.

MYRA BURKS

Personal Representative

811 Shannon Street
Tallahassee, FL 32305
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
nts@hnh-law.com
February 13, 20, 2026 26-00515H

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 25-CA-012090
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.

**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, 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,
GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF ROBERT E.
GOULD, DECEASED, et. al.**

Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-

FIARIES, DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF ROBERT E.

GOULD, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-

FIARIES, DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF DEBORAH

NORTON, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-

FIARIES, DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF ROBERT E.

GOULD, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-

FIARIES, DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF DEBORAH

NORTON, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-

FIARIES, DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF ROBERT E.

GOULD, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-

FIARIES, DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF DEBORAH

NORTON, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-

FIARIES, DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF ROBERT E.

GOULD, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-

FIARIES, DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF DEBORAH

NORTON, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENE-

FIARIES, DEVISEES, GRANTEEES

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 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

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: bcspperry@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 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.

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: bcspperry@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 FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CA-001913
Division

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 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.

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: bcspperry@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: chill@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

STONE LAKE RANCH
HOME OWNERS 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:
kmaller@jpfirm.com
Secondary Email Address:
kmurphy@jpfirm.com
Atorneys for Plaintiff,
STONE LAKE RANCH
HOME OWNERS 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
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
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 PUB-
LIC RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.

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/wl
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, 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 DATE 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 on whom a copy of this notice is required to be served must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

</

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 29-2022-CA-002873

DIVISION: F

U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs.

MIGUEL HERRERA, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 7, 2026, and entered in Case No. 29-2022-CA-002873 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Miguel Herrera, Elva Roxana Escobar-Morales, Florida Housing Finance Corporation, Castle Credit Co Holdings, LLC, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the March 11, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

THE EAST 10.5 FEET OF LOT 14, ALL OF LOT 15 AND THE WEST 1/2 OF LOT 16, BLOCK 2, BAISDEN'S ADDITION TO THE CITY OF WEST TAMPA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 30, OF

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 23-CA-014536

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTF TRUST, SERIES 2021

COTTAGE-TT-V,

Plaintiff, v.

SHANNA RINGOLD HALL N/K/A SHANNA GENENE HALL AKA SHANNA HALL, et al., Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 29, 2026 and entered in Case No. 23-CA-014536 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BERNARD JAMES RINGOLD AND SHANNA RINGOLD HALL N/K/A SHANNA GENENE HALL AKA SHANNA HALL, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <http://www.hillsborough.realforeclose.com> on April 20, 2026 at 10:00am the following described real property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 7, MAGNOLIA PARK, SOUTHEAST "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE(S) 126 THROUGH 131, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 8619 TURNSTONE SHORE LN, RIVERVIEW, FL 33578 (the "Property").

ANY PERSON CLAIMING AN IN-

FIRST INSERTION

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

CASE NO.: 23-CA-014061

AMERIHOME MORTGAGE COMPANY, LLC;

Plaintiff, v.

ROBERT L. HARRISON, ET.AL.; Defendants

NOTICE IS GIVEN that, in accordance with the order granting in part and denying in part defendant's emergency motion to cancel foreclosure sale, set aside final judgment and for other relief entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on November 13, 2025, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.hillsborough.realforeclose.com>, on March 6, 2026, the following described property:

Lot 42, in Block 21, of SUNSHINE VILLAGE PHASE 2, according to the Plat thereof, as recorded in Plat Book 126, Page 246, of the Public Records of Hillsborough County, Florida.

Property Address: 17029 PEACEFUL VALLEY DR, 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

FIRST INSERTION

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 3023 W GREEN ST TAMPA FL 33607

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

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

Dated this 09 day of February, 2026.
ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charlaine Calhoun
Florida Bar #16141
IN/22-001984
February 13, 20, 2026 26-00545H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 23-CA-014536

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTF TRUST, SERIES 2021

COTTAGE-TT-V,

Plaintiff, v.

SHANNA RINGOLD HALL N/K/A SHANNA GENENE HALL AKA SHANNA HALL, et al., Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 29, 2026 and entered in Case No. 23-CA-014536 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BERNARD JAMES RINGOLD AND SHANNA RINGOLD HALL N/K/A SHANNA GENENE HALL AKA SHANNA HALL, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <http://www.hillsborough.realforeclose.com> on April 20, 2026 at 10:00am the following described real property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 7, MAGNOLIA PARK, SOUTHEAST "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE(S) 126 THROUGH 131, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 8619 TURNSTONE SHORE LN, RIVERVIEW, FL 33578 (the "Property").

ANY PERSON CLAIMING AN IN-

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 23-CA-014061

AMERIHOME MORTGAGE COMPANY, LLC;

Plaintiff, v.

ROBERT L. HARRISON, ET.AL.; Defendants

NOTICE IS GIVEN that, in accordance with the order granting in part and denying in part defendant's emergency motion to cancel foreclosure sale, set aside final judgment and for other relief entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on November 13, 2025, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.hillsborough.realforeclose.com>, on March 6, 2026, the following described property:

Lot 42, in Block 21, of SUNSHINE VILLAGE PHASE 2, according to the Plat thereof, as recorded in Plat Book 126, Page 246, of the Public Records of Hillsborough County, Florida.

Property Address: 17029 PEACEFUL VALLEY DR, 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

FIRST INSERTION

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 3023 W GREEN ST TAMPA FL 33607

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

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

Dated this 09 day of February, 2026.
ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charlaine Calhoun
Florida Bar #16141
IN/22-001984
February 13, 20, 2026 26-00545H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 23-CA-014536

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTF TRUST, SERIES 2021

COTTAGE-TT-V,

Plaintiff, v.

SHANNA RINGOLD HALL N/K/A SHANNA GENENE HALL AKA SHANNA HALL, et al., Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 29, 2026 and entered in Case No. 23-CA-014536 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BERNARD JAMES RINGOLD AND SHANNA RINGOLD HALL N/K/A SHANNA GENENE HALL AKA SHANNA HALL, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <http://www.hillsborough.realforeclose.com> on April 20, 2026 at 10:00am the following described real property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 7, MAGNOLIA PARK, SOUTHEAST "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE(S) 126 THROUGH 131, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 8619 TURNSTONE SHORE LN, RIVERVIEW, FL 33578 (the "Property").

ANY PERSON CLAIMING AN IN-

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 23-CA-014061

AMERIHOME MORTGAGE COMPANY, LLC;

Plaintiff, v.

ROBERT L. HARRISON, ET.AL.; Defendants

NOTICE IS GIVEN that, in accordance with the order granting in part and denying in part defendant's emergency motion to cancel foreclosure sale, set aside final judgment and for other relief entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on November 13, 2025, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.hillsborough.realforeclose.com>, on March 6, 2026, the following described property:

Lot 42, in Block 21, of SUNSHINE VILLAGE PHASE 2, according to the Plat thereof, as recorded in Plat Book 126, Page 246, of the Public Records of Hillsborough County, Florida.

Property Address: 17029 PEACEFUL VALLEY DR, 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

FIRST INSERTION

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 3023 W GREEN ST TAMPA FL 33607

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

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

Dated this 09 day of February, 2026.
ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charlaine Calhoun
Florida Bar #16141
IN/22-001984
February 13, 20, 2026 26-00545H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 23-CA-014536

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTF TRUST, SERIES 2021

COTTAGE-TT-V,

Plaintiff, v.

SHANNA RINGOLD HALL N/K/A SHANNA GENENE HALL AKA SHANNA HALL, et al., Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 29, 2026 and entered in Case No. 23-CA-014536 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BERNARD JAMES RINGOLD AND SHANNA RINGOLD HALL N/K/A SHANNA GENENE HALL AKA SHANNA HALL, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <http://www.hillsborough.realforeclose.com> on April 20, 2026 at 10:00am the following described real property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 7, MAGNOLIA PARK, SOUTHEAST "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2026-CA-000913

DIVISION: K

BOND VALIDATION

NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED

BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, vs.

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.

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:

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:

NOW, THEREFORE,
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

cuit, in and for Hillsborough County, Florida, appear on 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. 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.

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.

DONE AND ORDERED at the Courthouse in Hillsborough County, Tampa, Florida, this 3 day of February, 2026.

Electronically Conformed 2/3/2026
Christine Marlewski
CHRISTINE A. MARLEWSKI
CIRCUIT COURT JUDGE

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 <http://www.fljud13.org/BusinessOperations/CourtFacilities/Forms.aspx>] 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 ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing 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 ADA@fljud13.org.

4921-3972-9803, v. 1

February 13, 20, 2026 26-00465H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 25-CA-008077

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

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, GRANTEEES, 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 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, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

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, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on April 6, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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.

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 9th day of February, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman,
E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2026.02.09 13:17:45-05'00'
Foxit PDF Editor Version: 13.17
1184-2666B
February 13, 20, 2026 26-00530H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION
CASE NO.: 25-CA-008922

THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC.,

PLAINTIFF, v.
RAMON DURAN, AMANDA DURAN, and UNKNOWN TENANT(S) IN POSSESSION, DEFENDANT(S).

TO: RAMON DURAN, AMANDA DURAN, and UNKNOWN TENANT(S) IN POSSESSION

YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Hillsborough County, Florida:

UNIT 104 IN BUILDING 32 OF WATERSIDE CONDOMINIUM I, A CONDOMINIUM, ACCORDING TO THE DECLARATION

RATION 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.

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 A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604, TAMPA, FL 33602.

DATED THIS 03 DAY OF FEBRUARY, 2026.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Silver Jade Bohn

Florida Bar #95948

IN/24-002625

February 13, 20, 2026 26-00546H

FIRST INSERTION

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

CASE NO.: 25-CA-008922

THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC.,

PLAINTIFF, v.
RAMON DURAN, AMANDA DURAN, and UNKNOWN TENANT(S) IN POSSESSION, DEFENDANT(S).

TO: RAMON DURAN, AMANDA DURAN, and UNKNOWN TENANT(S) IN POSSESSION

YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Hillsborough County, Florida:

UNIT 104 IN BUILDING 32 OF WATERSIDE CONDOMINIUM I, A CONDOMINIUM, ACCORDING TO THE DECLARATION

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 A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604, TAMPA, FL 33602.

DATED THIS 03 DAY OF FEBRUARY, 2026.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Silver Jade Bohn

Florida Bar #95948

IN/24-002625

February 13, 20, 2026 26-00546H

FIRST INSERTION

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

CASE NO.: 25-CA-008922

THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC.,

PLAINTIFF, v.
RAMON DURAN, AMANDA DURAN, and UNKNOWN TENANT(S) IN POSSESSION, DEFENDANT(S).

TO: RAMON DURAN, AMANDA DURAN, and UNKNOWN TENANT(S) IN POSSESSION

YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Hillsborough County, Florida:

UNIT 104 IN BUILDING 32 OF WATERSIDE CONDOMINIUM I, A CONDOMINIUM, ACCORDING TO THE DECLARATION

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 A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604, TAMPA, FL 33602.

DATED THIS 03 DAY OF FEBRUARY, 2026.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Silver Jade Bohn

Florida Bar #95948

IN/24-002625

February 13, 20, 2026 26-00546H

borough 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.

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

WITNESS my hand and the seal of this Court on this 2 day of February, 2026.

Victor D. Crist, as Clerk of Court

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA

CASE NO.: 25-CA-003312
LOANDEPOT.COM, LLC,
Plaintiff, v.
ALL UNKNOWN HEIRS,
BENEFICIARIES, LEGATEES,
DEVISEES, PERSONAL
REPRESENTATIVES,
CREDITORS AND ANY OTHER
PERSON CLAIMING BY,
THROUGH, UNDER OR AGAINST
JOE HENRY SALDIVAR,
DECEASED, et al.
Defendant(s).

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.realestate.com> on March 17, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

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.

and commonly known as: 1310 BRENTWOOD HILLS BLVD, BRANDON, FL 33511 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigs 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
Any 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.: 1069863
Spencer Gollahan, Esq.

FL Bar No.: 647799
fcpleadings@ghidottiberger.com

February 13, 20, 2026 26-00528H

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH 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
6908 Ralston Place Dr., Apt. 102
Tampa, FL 33614
Betzaida Perez Brito
8705 Redwood Ct., Apt. D
Tampa, FL 33604
Unknown Spouse of Betzaida Perez Brito
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:

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

IF 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

FIRST INSERTION

plat thereof recorded in Plat Book 10, Page 71, Public Records of Hillsborough County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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. Twigs 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

FIRST INSERTION

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

CIVIL DIVISION

CASE NO.: 25-CA-011727

DIVISION:

RF -Section I
**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.**

**EDUARDO DE ANDRADE
HOWARD; WAYNE NABELLE
HOWARD A/K/A WAYNE N.
HOWARD; THE GRAND RESERVE
CONDOMINIUMS**

**ASSOCIATION AT TAMPA, INC.;
POPULAR BANK; 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).**

TO: EDUARDO DE ANDRADE
HOWARD
Last Known Address
6461 FANCY FINCH DR., UNIT 104
TAMPA, FL 33614

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

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

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. Twigs 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

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA

CASE NO.: 2025CA003483

**LAKEVIEW LOAN SERVICING,
LLC, Plaintiff, -vs-**

**ROBERT A. MCMAHON,
UNKNOWN SPOUSE OF ROBERT
A. MCMAHON, SUN CITY CENTER
COMMUNITY ASSOCIATION,
INC F/K/A SUN CITY CENTER
CIVIC ASSOCIATION INC.,
FLORIDA HOUSING FINANCE
CORPORATION, UNKNOWN
TENANT 1 AND UNKNOWN
TENANT 2,**

Defendant(s).

TO: UNKNOWN HEIRS, CREDITORS, DEVISEES, 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

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

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).

Property Address: 1004 Warwick Court, Sun City Center, FL 33573

The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in

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 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 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. Twigs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770; 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. Twigs 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

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA

**GENERAL JURISDICTION
DIVISION**

Case No. 17-CA-006952

**Bank of America, N.A.
Plaintiff, vs.**

**Dawn R. Watson a/k/a Dawn Renee
Watson f/k/a Dawn Renee Peck a/k/a
Dawn R. Peck; et al
Defendants.**

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

Last Known Address: Unknown

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

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
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.

TOGETHER WITH A CERTAIN 2003 WAVERLYMOBILE
HOME LOCATED THEREON
AS A FIXTURE AND APPUR-
TENANCE THERETO: VIN#S
FLFL270A29901WC21 AND
FLFL270B29901WC21

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Julie York, Es-

quire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 3/6/2026, 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 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. Twigs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 25-CA-011610

MCLP ASSET COMPANY, INC.,

Plaintiff, vs.

RENALDA TROY; et al.,

Defendant(s).

TO: Renalda Troy

Last Known Residence: 4808 Hayride

Ct Tampa, FL 33624

TO: Unknown Spouse of Renalda Troy

Last Known Residence: 4808 Hayride

Ct Tampa, FL 33624

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

LOT 62, IN BLOCK 14, OF COUNTRY PLACE UNIT IV-B, ACCORDING TO MAP OR PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 03/11/2026, and file the original with

the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on FEB 03 2026.
As Clerk of the Court
(SEAL) By: Patricia CorbinAs Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
Ref# 14958
February 13, 20, 2026 26-00540H

FIRST INSERTION

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

CASE NO.: 26-CA-000980

LESLIE V. THOMPSON, AS

TRUSTEE OF THE LESLIE V.

THOMPSON REVOCABLE

TRUST UNDER TRUST DATED

OCTOBER 19, 1992,

Plaintiff, v.

MARY JO CASTRO, etc., et al.,

Defendants.

TO: THE UNKNOWN TRUSTEES OF THE JOHN GRECO REVOCABLE TRUST DATED JUNE 17, 1991, AS AMENDED ON OCTOBER 2, 1998; THE UNKNOWN BENEFICIARIES OF THE JOHN GRECO REVOCABLE TRUST DATED JUNE 17, 1991, AS AMENDED ON OCTOBER 2, 1998; THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, UNDER OR AGAINST NANCY DICKSON; THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, UNDER OR AGAINST JOSEPH DALE HALL; THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST RENA JANET HALL; THE UNKNOWN TRUSTEES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; THE UNKNOWN BENEFICIARIES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; THE UNKNOWN TRUSTEES OF THE RICHARD S. GIUNTA REVOCABLE TRUST U/T/A DATED 04/20/1990, AS AMENDED; THE UNKNOWN BENEFICIARIES OF THE JOSEPH P. DOMINGUEZ, JR. TRUST AS CREATED UNDER THE LAST WILL AND TESTAMENT OF JOSEPH P. DOMINGUEZ, DATED DECEMBER 30, 1970; THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JOSEPH P. DOMINGUEZ, JR.; THE UNKNOWN TRUSTEES OF THE JOSEPH P. DOMINGUEZ, JR. TRUST; AND THE UNKNOWN TRUSTEES OF THE GILMORE ASHLEY DOMINGUEZ TRUST

YOU ARE NOTIFIED that an action has been filed against you to quiet title on the following property located in Hillsborough County, Florida:

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 82 DEGREES 28 MINUTES 48 SECONDS EAST, 35.02 FEET; SOUTH 46 DEGREES 25 MINUTES 09 SECONDS EAST, 82.90 FEET;

NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, 130.80 FEET; TO THE POINT OF BEGINNING THENCE LEAVING SAID RIGHT OF WAY OF STATE ROAD NO. 600. RUN SOUTH 00 DEGREES 00 MINUTES 27 SECONDS EAST A DISTANCE OF 73.17 FEET; THENCE NORTH 89.4941° EAST, A DISTANCE OF 16.42 FEET; THENCE SOUTH 00°0'538" EAST. A DISTANCE OF 276.44 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 502.91 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 181.25 FEET, THROUGH A CENTRAL ANGLE OF 20°38'58", (SAID CURVE SUBTENDED BY ACHORD WHICH BEARS SOUTH 11°25'42" WEST A DISTANCE OF 180.27 FEET) TO A POINT ON THE NORTH RIGHT OF WAY LINE OF C.S.X. TRANSPORTATION RAILROAD; THENCE RUN NORTH 48°56'19" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 129.74 FEET. THENCE DEPARTING SAID RAILROAD RIGHT OF WAY RUN THENCE NORTH 00°0'14" EAST A DISTANCE OF 441.11 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NO. 600, THENCE RUN SOUTH 89°56'45" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 79.20 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorney, Jacqueline F. Perez, Esquire, whose address is KHL LAW, 2810 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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.

WITNESS, my hand and seal of this Court on this 29 day of January, 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602Plaintiff's 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
26-00535Hand select the appropriate County name from the menu.
or email
legal@businessobserverfl.com

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION

CASE NO.: 25-CA-010670

SERVBANK, N.A.

Plaintiff(s), vs.

CHARLES ROGERS II A/K/A

CHARLES ALBERT ROGERS II;

UNITED STATES OF AMERICA;

THE UNKNOWN SPOUSE OF

CHARLES ROGERS II A/K/A

CHARLES ALBERT ROGERS II;

THE UNKNOWN TENANT IN

POSSESSION,

Defendant(s).

TO: CHARLES ROGERS II A/K/A

CHARLES ALBERT ROGERS II

LAST KNOWN ADDRESS: 9921

ALAVISTA DRIVE, GIBSONTON, FL

33534

CURRENT ADDRESS: UNKNOWN

TO: THE UNKNOWN SPOUSE

OF CHARLES ROGERS II A/K/A

CHARLES ALBERT ROGERS II

LAST KNOWN ADDRESS: 9921

ALAVISTA DRIVE, GIBSONTON, FL

33534

CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that

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

FROM THE NORTHERLY CORNER OF LOT 15 OF ALAVISTA SUBDIVISION, UNIT ONE AND GOVERNMENT LOT 6, SECTION 24, TOWNSHIP 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 GOVERNMENT 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

FIRST INSERTION

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

CASE NO. 25-CA-011373

M&T BANK,

Plaintiff, vs.

GEORGE T. BAKER, III, et al.,

Defendant.

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF DOROTHY BAKER A/K/A DOROTHY M. JONES BAKER A/K/A DOROTHY JONES BAKER, 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 15, BLOCK C, SPRING HILL SUBDIVISION, AND THE NORTH 1/2 OF VACATED ALLEY ABUTTING ON THE SOUTH SIDE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 75, 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 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 3/12/2026, 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 demanded in the complaint.

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

WITNESS my hand and seal of this Court this 4 day of February, 2026.

VICTOR D. CRIST
CLERK OF COURT OFHILLSBOROUGH COUNTY
(SEAL) By: Jennifer TaylorAs Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602MCCALLA RAYMER LEIBERT
PIERCE, LLP

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25-12056FL

February 13, 20, 27; Mar. 6, 2026 26-00470H

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

SUBSEQUENT INSERTIONS

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 25-CA-002699

Freedom Mortgage Corporation,

Plaintiff, vs.

Robert V. Williams a/k/a

Robert Williams, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment and/or Order Re-

scheduling Foreclosure Sale, entered in

Case No. 25-CA-002699 of the Circuit

Court of the THIRTEENTH Judicial

Circuit, in and for Hillsborough County,

Florida, wherein Freedom Mortgage

Corporation is the Plaintiff and Robert

V. Williams a/k/a Robert Williams;

Kelly Ann Buse a/k/a Kelly Buse;

GoodLeap, LLC; Clerk of the Court,

Hillsborough County, Florida; Rami

--- 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.storagetreasures.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.storagetreasures.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.storagetreasures.com.

0110 - Martinez, Will; 0245 - Velazquez, Tavaris; 0306 - Davis, Jennifer; 0405406 - Murdoch, Brittany; 0410 - Blasz, 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.storagetreasures.com.

01016 - Mulraine, Shanequa; 01025 - carnegie, Reginald; 01038 - Mudgett, Margaret; 01041 - McGiverty, Horesia; 01082 - Thompson, Tonyata; 01088 - Tenn, Tok; 0125 - Jones, Schinnee; 0137 - Owens, Amanda; 0173 - Owens, Samuel; 01183 - Clayton, Kamryn; 02008 - Martinez, Nykolle; 02019 - Daye, Natae; 02043 - Hopkins, Jennifer; 02077 - Pitts, Zelda; 02102 - Mathis, Damiana; 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, Sharae

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

Time: 10:10 AM

Sale to be held at www.storagetreasures.com.

0106 - Rao, Adarien; 0202 - Lewis, Bernadette D; 0237 - Jackson, Danielle; 0319 - Cesar, Shanda; 0434 - AIC STRATEGIES Rao, Adarien; 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.storagetreasures.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.storagetreasures.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, Tkera; 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.storagetreasures.com.

0104 - Rosado, Silva; 0216 - FUTURE ALKALINE WATER WATER, FUTURE ALKALINE; 0312 - Robertson, Gloria; 0511 - Hernandez, Evelio; 0602 - Casiano, Dinosky; 0710 - Robertson, Gloria; 0720 - Cruz, Darius; 0814 - Polanco, Daniel; 0818 - William, Janice; 0821 - Pereira, Karoline Correa; 1120 - Mayhue, Erica; 1121 - Rosario, Edwin; 1122 - Vazquez, Yolanda; 1127 - Leon, Niuvia Noda; 1145 - Rivera, Keila; 1202 - Barnes, Kathryn; 1214 - Mitchell, Andre; 1236 - Cabrera, Pedro; 1239 - Ashmore, Brandi; 1243 - jerez infante, aliuska; 1254 - Mitchell, Andre; 1302 - Marquez, Roberto; 1403 - Matute, Lechey; 1424 - Robertson, Gloria; 1554 - Abdelenur, 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.storagetreasures.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 - Mariami, Toni; G063 - giraldo, Maria; G077 - Melendez, Nadeem; G084 - Tirado, Richard; G089 - McCrae, Brian; G093 - McCrae, Brian; Dinosky; 0710 - Robertson, Gloria; 0720 - Cruz, Darius; 0814 - Polanco, Daniel; 0818 - William, Janice; 0821 - Pereira, Karoline Correa; 1120 - Mayhue, Erica; 1121 - Rosario, Edwin; 1122 - Vazquez, Yolanda; 1127 - Leon, Niuvia Noda; 1145 - Rivera, Keila; 1202 - Barnes, Kathryn; 1214 - Mitchell, Andre; 1236 - Cabrera, Pedro; 1239 - Ashmore, Brandi; 1243 - jerez infante, aliuska; 1254 - Mitchell, Andre; 1302 - Marquez, Roberto; 1403 - Matute, Lechey; 1424 - Robertson, Gloria; 1554 - Abdelenur, Gustavo; 1563 - Roberts, Nicole; 1623 - Harlow, Kelsie; 1701 - Kraft, Kimberly; 1711 - Cajiao Gonzales, Andres Felipe

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

Time: 10:15 AM

Sale to be held at www.storagetreasures.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 - Arms, Angel De; 1291 - Sanchez, Rene; 1301 - Perez, Alexander; 1311 - Adebayo, Rene; 1337 - Cotera, Jorge; 1345 - Fierer, Celia; 1372 - Nasution, Renanta; 1377 - Stallworth, Shaw; 2004 - Slaughter, Emily; 2022 - Duncan, Shannon; 2051 - bowling, lorri; 2096 - acosta, ediberto; 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, Rojshaw; 3003 - Mullen, Mallory; 3039 - BROOKS, MICHELLE; 3054 - Zuleyka, Sanabria; 3070 - lawrence, jaylyn; 3098 - Woodge, Winfred; 3282 - Carrington, Lisa; 3317 - DE JESUS, FELIPE; 3333 - Hood, Brittanney; 3374 - Negron, Elan; 3392 - Lersundy, Carlos; 3401 - Rivero, Yosvani; 3402 - Albizar, Roberto; 3415 - Nunez, Reina; B144 - Colado, Laura; B151 - Johnson, Ray; C043 - Davidson, Ewan; D104 - Rodriguez, Angel M; D105 - Arredondo, Sahara; D106 - Beteña, Erique; D112 - Bronson, Tylvis; E022 - Jackson, Sandra; E078 - Edwards, Shannon; E080 - Archibald, Trimicia; E084 - Archibald, Chuck; F107 - 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.storagetreasures.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 - Bers, Jerv'one; B053 - Kelly, Mary; B063 - Brownlee, Karen; B065 - Fields, Jer'veone; 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.storagetreasures.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, Evangelie

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

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

A056 - WILLIAMS, MICHAEL; A072 - Ramjit, Adam; B028 - Sherman, Tamara; B050 - Boone, Yvonne; B069 - Charles, Chimere; B070 - faison, Crystal; B074 - Villalobos, Santana; B076 - Paul, DAndra; B088 - Alvarado, Esteban; C015 - Covington, Katrina; C034 - Cacador, Sabrina D; C047 - Gonzalez - Yague, Milagros; C063 - Phillips, Jalawna; 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; 1043 - Bellamy, Chardea; 1048 - 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 - cerveantes, Jose; K081 - Parker, Gerald; L040 - King, Leemarie; L049 - McCloud, Kieanna; 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.storagetreasures.com.

0013 - Dantzler, Tonja; 0024 - Thomas, Shaniah; 0048 - Colon, Jessica; 0084 - Givens, Kathleen; 0134 - Pequeno, Anthony; 0201 - Carrington, Lisa; 0207 - Lajeune, Waldy; 0210 - Harris, Craig; 0245 - Rodriguez Tapia, Felipe; 0270 - Sanes, Ileana; 0278 - Dixon, Derick; 0371 - Christopher, Latesha; 0377 - Hooks, Tysha; 0384 - Scofield, Michael; 0386 - Martinez, Marilyn; 0419 - Richards, Chase; 0425 - McCarthon, Albert; 0445 - Murphy, Carlous; 0458 - Jr, Glenn Trionfi; 0481 - Young, April; 0528 - Michael; 0569 - Scott, Derrick; 0667 - De Oliveira, Cleia; 0727 - Ferdin, Michael; 0766 - Cruz, Omar Uscanga; 0771 - Herman, Kimberly M; 0803 - Parker, Nhijaz; 0857B - Andre, Hailey; 0857E - Green, Kevin; 0861D - 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.storagetreasures.com.

1020 - Tavalicco, 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, Branum; 1434 - Hecht, Jeffery; 1438 - serrano, Madeline; 14

--- ESTATE / TAX DEEDS / PUBLIC SALES / ACTIONS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004252
IN RE: ESTATE OF
FLORENCE ZUCARELLI
Deceased.

The administration of the estate of FLORENCE ZUCARELLI, deceased, whose date of death was July 10, 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 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

SECOND INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

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

Folio No.: 0660230000

File No.: 2026-129

Certificate No.: 2023 / 6579

Year of Issuance: 2023

Description of Property:

LOT BEG 466.66 FT N AND 215 FT E OF SW COR OF NE 1/4 AND RUN E 100 FT N 76 FT W 100 FT AND S 76 FT TO BEG SEC - TWP - RGE : 10 - 29 - 20

Name(s) in which assessed:

JAMILLAH R NICHOLS

CAZANDRA T PHILON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 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 26-00403H

SECOND INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

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

Folio No.: 1457760100

File No.: 2026-127

Certificate No.: 2023 / 12659

Year of Issuance: 2023

Description of Property:

SULPHUR HILL E 55 FT OF
LOT 22 & W 1/2 CLOSED AL-
LEY ABUTTING THEREON
BLK 2
PLAT BK / PG : 8 / 27
SEC - TWP - RGE : 19 - 28 - 19

Name(s) in which assessed:

MMAN PROPERTIES LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 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 26-00401H

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

G-3 Patricia Fenton
I-9 Michael Ponder
J-9 Mary Knoxon
J-13 Sherry Jackson

February 6, 13, 2026 26-00448H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/20/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 CLAS mobile home bearing vehicle identification number GDOCF-FL348511258 and all personal items located inside the mobile home. Last Tenant: Concepcion Sanabria and Angel Luis Rosario Suarez. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

February 6, 13, 2026 26-00458H

SECOND INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

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

Folio No.: 1335320000

File No.: 2026-128

Certificate No.: 2023 / 11880

Year of Issuance: 2023

Description of Property:

GANDY CITY PLAT NO 1 REVISED LOTS 1 TO 6 INCL AND N 25 FT OF LOT 7 BLOCK 5 PLAT BK / PG : 11 / 100 SEC - TWP - RGE : 09 - 30 - 18

Name(s) in which assessed:

GF PROPERTIES LM SUB LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 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 26-00402H

SECOND INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

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

Folio No.: 1335370000

File No.: 2026-125

Certificate No.: 2023 / 11881

Year of Issuance: 2023

Description of Property:

GANDY CITY PLAT NO 1 REVISED LOTS 1 TO 7 INCL AND LOT 16 LESS S 150 FT BLOCK 6 AND CLOSED ALLEY ABUTTING ON W PLAT BK / PG : 11 / 100 SEC - TWP - RGE : 09 - 30 - 18

Name(s) in which assessed:

GF PROPERTIES LM SUB LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/19/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 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 26-00400H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd, Intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 2/24/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

A252 Lewis, Raheim Boxes, Furniture
A254 Hilarie, Cathryna Appliances, Totes, Furniture
A274 Keene, Ruth Appliances, Books, Clothing, Computers, Dishes, Tools

B018 Tellus, Angel Mattresses, Furniture, Toys
A080 Dopson, Anthony Boxes, Clothing, Collectibles, Furniture, Instruments

B111 Herbert, Daiquan Appliances, Boxes, Totes, Furniture, Outdoors, Tools

D135 Cooper, Markes Furniture, Sports
D188 Hall, Shanna Boxes, Totes, Clothing, Electronics, Furniture, Lamps

D245 Hartsfield, Jasmine Boxes, Bags, Totes, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. OFFICE: (813)-344-7390

February 6, 13, 2026 26-00394H

FOURTH INSERTION

NOTICE OF ACTION

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

Case No.: 2025-CA-010469

Division: H

SANDRA BECKFORD F/K/A SANDRA VASQUEZ,

Plaintiff, vs.

THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

GRANTEES, ASIGNEES,

LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF

JOSE G. AVILES, DECEASED;

BERNICE VASQUEZ; UNKNOWN

SPOUSE OF BERNICE VASQUEZ;

VANESSA AVILES; and

UNKNOWN SPOUSE OF VANESSA AVILES,

Defendant.

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE G. AVILES, DECEASED

INTEREST IN THE ESTATE OF JOSE G. AVILES, DECEASED

LAST KNOWN ADDRESS: 7208

NORTHBRIDGE BLVD, TAMPA, FL

33615

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

LOT 13, BLOCK 79, TOWN N COUNTRY PARK UNIT NO. 36, according to the plat thereof, recorded in Plat Book 43, Page 40, of the Public Records of Hillsborough County, Florida.

Parcel ID: U-26-28-

17-0A3-000079-00013.0

Folio: 005049-0702

has been filed by Plaintiff, SANDRA BECKFORD F/K/A SANDRA VASQUEZ, and you are required to serve a copy of your written defenses, if any, on Agnes Mombrun Geter, Esq., 2850 34th St N, #350, Saint Petersburg, FL 33713, (321) 216-2040 on or before February 11, 2026 and file the original with the Clerk and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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

Witness my hand and the seal of this court on this 6th day of January, 2026.

Victor Crist

Clerk of the Circuit Court

By: Jennifer Taylor

Deputy Clerk

Agnes Mombrun Geter,
Esq., 2850 34th St N, #350,
Saint Petersburg, FL 33713,
(321) 216-2040

Jan. 23, 30; Feb. 6, 1

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL DIVISION
CASE NO.: 25-CA-012541
DIVISION: E
THELMA MARIE WILLIAMS.
v.

PERSONS WHO MAY CLAIM

TITLE TO REAL PROPERTY

IN THIS ACTION

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

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

SECOND INSERTION

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

GENERAL JURISDICTION

DIVISION

CASE NO. 18-CA-007672

SELENE FINANCE LP,

Plaintiff, vs.

JAMES J. HEDAHL AKA JAMES HEDAHL AND JUAN C. RICARDES, et al.

Defendant(s).

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/A SHELL-POINT MORTGAGE SERVICING is the Plaintiff and JUAN C. RICARDES; JAMES J. HEDAHL AKA JAMES HEDAHL; UNKNOWN SPOUSE OF JAMES J. HEDAHL AKA JAMES HEDAHL 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

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.

Dated this 2nd day of February, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: VS Danièle Salem

Danièle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

17-117546 - EuE

February 6, 13, 2026

26-00452H

SECOND INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 24-CA-009579

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs.

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.

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 & Savio, P.A., Plaintiff's at-

torney, whose address is 1900 N.W. 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 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. Please contact: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice Impaired: 1-800-955-8770; email: ADA@fjud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

The above is to be published in the Business Observer on: February 6, 2026.

This notice shall be published once a week for two (2) consecutive weeks.

WITNESS my hand and the seal of said Court this 30 day of January, 2026.

VICTOR D. CRIST

as Clerk of the Circuit Court

(Court Seal) BY: Jennifer Taylor

As Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

Matthew Leider, Esq.,

Law Offices of Manganelli, Leider & Savio, P.A.,

Plaintiff's attorney,

1900 NW Corporate Blvd., Ste. 200W,

Boca Raton, FL 33431

service@mls-pa.com

February 6, 13, 2026

26-00453H

--- ACTIONS / SALES ---

SECOND INSERTION

Filed: 10/29/2025 1:47 PM

Clerk

Hamilton County, Indiana

NOTICE OF ADOPTION

IN THE HAMILTON

SUPERIOR COURT

ROOM NO. 5

CAUSE NO.

29D05-2508-AD-001065

STATE OF INDIANA

COUNTY OF HAMILTON

IN THE MATTER OF THE

ADOPTION OF

PEYTON LYNN STEINBRUNNER,

a minor child

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)(1).

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

court will hear and determine the petition for adoption, the consent of Eric Joseph Steinbrunner will be irrevocably implied, and Eric Joseph Steinbrunner will lose his right to contest either the adoption or the validity of his implied consent to the adoption.

No oral statements made to Eric Joseph Steinbrunner relieves him of his obligations under this notice.

This notice complies with Indiana Code § 31-19-4.5-3 but does not exhaustively set forth a person's legal obligations under the Indiana adoption statutes. A person being served with this notice should consult the Indiana adoption statutes.

(SEAL)

HAMILTON CIRCUIT COURT

INDIANA

Kathy Kreag Williams

CLERK,

HAMILTON SUPERIOR COURT

ROOM NO. 5

Joel D. Kirsh

KIRSH & KIRSH, P.C.

2930 East 96th Street

Indianapolis, IN 46240

(317) 575-5555

Attorney No. 5545-49

Attorney for Petitioner

February 6, 13, 20, 2026

26-00445H

SECOND INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

Case No. 23-CA-013557A

Division C

RESIDENTIAL FORECLOSURE

Section I

US BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR VRMTG ASSET TRUST

Plaintiff, vs.

NANCY AMADOR A/K/A NANCY

CLARAMUNT AMADOR,

ERNESTO TRUJILLO, UNKNOWN

SPOUSE OF NANCY AMADOR

A/K/A NANCY CLARAMUNT

AMADOR, UNKNOWN SPOUSE

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE 13TH JUDICIAL CIRCUIT
COURT FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003963
Division B
IN RE: ESTATE OF
PETER HENRY MUNRO
Deceased.

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.

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. 732.221, 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 6, 2026.

Personal Representative:

/s/ Devon J. Munro, Executor
DEVON MUNRO
2830 Wycliffe Ave. SW
Roanoke, Virginia 24014

Attorney for Personal Representative:
/s/ Dina Arvanitakis
ATTORNEY AT LAW
Dina Arvanitakis
Attorney for Petitioner
Florida Bar Number: 0397369
ARVANITAKIS LAW GROUP LLC
2451 McMullen Booth Rd, Suite 262
Clearwater, FL 33759
Telephone: (727) 516-0800
E-Mail: dina@alg-legal.com
February 6, 2026 26-00427H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP 00007
IN RE: ESTATE OF
CHRISTOPHER DAVID LUNA
Deceased.

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.

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

David Victor Luna
4305 Woodlark Drive
Tampa, Florida 33624
Attorney for Personal Representative:
Cyrus Malhotra, Esq., Attorney
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM, P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@flprobatesolutions.com
February 6, 2026 26-00432H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000263
IN RE: ESTATE OF
STEPHEN WILLIAM PRICE,
Deceased.

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, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

Carol W. Edler
10427 Orange Grove Drive
Tampa, FL 33618
Attorney for Personal Representative:
Dax O. Nelson, Attorney
Florida Bar Number: 52767
2309 S. MacDill Avenue, Suite 102
Tampa, FL 33629
Telephone: (813) 739-6695
Fax: (813) 739-6696
E-Mail:
dnelson@daxnelsonlaw.com
Secondary E-Mail:
nswart@daxnelsonlaw.com
February 6, 13, 2026 26-00431H

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL
CIRCUIT,
STATE OF FLORIDA,
IN AND FOR HILLSBOROUGH
COUNTY
PROBATE DIVISION
File No.: 2026-CP-000275
Division A

IN RE: ESTATE OF
STEPHEN WILLIAM PRICE,
Deceased.

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

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:

PAUL NELSON MAIVILLE

130 Siobhan Ave.
Tampa, FL 33613
MARK JOHN MAIVILLE
706 Fayette Place
Lutz, FL 33549

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

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.

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

Petitioner

PAUL NELSON MAIVILLE

130 Siobhan Ave.
Tampa, FL 33613

Attorney for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No. 1011033
14497 N. Dale Mabry Highway,
Suite 160-N
Tampa, FL 33618
Tel: (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
jmicahel@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
February 6, 13, 2026 26-00387H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-000211
Division: A

IN RE: ESTATE OF
JOYCE T WINTER
Deceased.

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 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.

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:

PAUL NELSON MAIVILLE

130 Siobhan Ave.
Tampa, FL 33613
MARK JOHN MAIVILLE
706 Fayette Place
Lutz, FL 33549

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the decedent and other 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.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003157
IN RE: ESTATE OF
ALEXANDER ACOSTA MOYA,
Deceased.

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 Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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:

PAUL NELSON MAIVILLE

130 Siobhan Ave.
Tampa, FL 33613
MARK JOHN MAIVILLE
706 Fayette Place
Lutz, FL 33549

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the decedent and other 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003157
IN RE: ESTATE OF
ALEXANDER ACOSTA MOYA,
Deceased.

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 Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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:

PAUL NELSON MAIVILLE

130 Siobhan Ave.
Tampa, FL 33613
MARK JOHN MAIVILLE
706 Fayette Place
Lutz, FL 33549

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the decedent and other 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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.

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

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-CTT
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 Hillsborough 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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, 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 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 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/ 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/wil
February 6, 13, 2026 26-00430H

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 Antony 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 February 27, 2026, the following described property as set forth in said Final Judgment, 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLEService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
24-330964 FCO1 SUT
February 6, 13, 2026 26-00416H

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 Hillsborough County, Florida.

PROPERTY ADDRESS: 5006 PLESS RD, PLANT CITY, FL 33565

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, Fax: (954) 771-6052

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, 2026 26-00436H

--- SALES ---

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 Foreclosure entered on January 28, 2026 and entered in Case No. 25-CA-002316 in the Circuit Court of the 13th Judicial 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 www.hillsborough.realforeclose.com on March 31, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 190 FEET OF LOT 3 IN BLOCK 1 OF FL., REAMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 110 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL, TOWARD THE NORTH 50 FEET OF THE SOUTH 160 FEET OF THE WEST 190 FEET OF LOT 3, BLOCK 1, F.L. REAMES SUBDIVISION, ACCORDING 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP

Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

By: /s/ Rebecca E. Smith

Jason Duggar, Esq.

FL Bar No.: 83813

Christophal Hellwell, 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, 2026 26-00398H

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case No. 22-CA-006380
Division: H
RF-Section II

FLAGSTAR BANK¹, 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 pursuant to an Order or Summary Final Judgment of foreclosure dated January 20, 2026, and entered in Case No. 22-CA-006380 of the Circuit Court in and for Hillsborough County, Florida, wherein FLAGSTAR BANK is Plaintiff and 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, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest bidder for cash online at www.hillsborough.realforeclose.com on 10:00 a.m. on February 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 THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 30, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

February 6, 13, 2026 26-00376H

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
Case No.: 25-CA-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 Foreclosure dated January 28, 2026, entered in Civil Case No.: 25-CA-005958 of the Circuit Court of the Thirteenth Judicial

SECOND INSERTION

Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and DAVID KLEISS; CHANTIRRA L. KLEISS; RIVER BEND OF HILLSBOROUGH COUNTY 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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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;
UNKNOWN TENANT NO. 2; and
ALL UNKNOWN PARTIES
CLAIMING INTEREST 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,
AND UNKNOWN TENANTS/
OWNERS,
Defendants.

Notice

--- SALES ---

SECOND INSERTION

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

CASE NO. 24-CA-009849

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-IN-
INTEREST TO U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR MASTR ASSET-
BACKED SECURITIES TRUST
2006-NC2 MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2006-NC2,
Plaintiff, vs.UNKNOWN HEIRS OF JUEL V.
AYERS A/K/A JUEL AYERS; ANN
MARIE AYERS A/K/A ANN MARIE
HARRIS; ERNEST JUEL AYERS
A/K/A ERNIE AYERS;
DefendantsNOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure signed December 10, 2025, and entered in Case No. 24-CA-009849, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2, is Plaintiff and UNKNOWN HEIRS OF JUEL V. AYERS A/K/A JUEL AYERS; ANN MARIE AYERS A/K/A ANN MARIE HARRIS; ERNEST JUEL AYERS A/K/A ERNIE AYERS, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida, will sell to the highest and best bidder for cash Via the Internet at <http://www.hillsborough.reaforeclose.com> at 10:00 a.m., on the 2ND day of MARCH, 2026, the following described property as set forth in said Final Judgment, to wit:LOT 19, IN BLOCK 57, OF
CLAIR MEL CITY SECTION
A, UNIT 7, AS PER MAP OR
PLAT THEREOF RECORDED
IN PLAT BOOK 46, ON PAGE
12 OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljudi3.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le proeve cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa, FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljudi3.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedis sa, ou kalife nan pou w ka gen okenn lajai pou w peye, gen pwovizyon pou jwen kék èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Wka ki gen problem 1-800-955-8770; email: ADA@fljudi3.org nan 7 joun avan dat ou gen randevou pou parèt nan tribal la, oubyen imedyatman apre ou fin resewwa konvokasyon an si lè ou gen pou w parèt nan tribal la mwens ke 7 joun; si ou gen pwoblem pou w tande oubyen pale, rele 711.

Dated this 29TH day of JANUARY, 2026

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/S/ MARK ELIA
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH20205-24/sap

February 6, 13, 2026 26-00410H

SECOND INSERTION

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

CASE NO.: 25-CC-028089

CAL-AM PROPERTIES, INC., and
FOUNTAIN VIEW ESTATES LLC
d/b/a Fountainview Estates,
Plaintiffs, vs.JOYCE BETH BASCOM, RANDALL
W. BASCOM, and TD Bank,
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on January 26, 2026, 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:

1982 BROA mobile home bearing vehicle identification number FLFL11A15334250.

Property Address: 8823 Edgewater Boulevard, Lot No. 226, Tampa, Florida 33635

at public sale, to the highest and best bidder, for cash, via the internet at www.hillsborough.reaforeclose.com at 10:00 A.M. on the 20th day of March 2026. Any person claiming and interest in the surplus from the sale, if any, 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

Eric W. Bossard, Esq. -

Fla. Bar No. 124614

Patrick M. Boylan, Esq. -

Fla. Bar No. 1049768

Daniel M. Hartzog, Esq. -

Fla. Bar No. 652067

1313 N. Howard Avenue

Tampa, Florida 33607

813.241.8269

efiling@atlaslaw.com

Attorneys for Plaintiff

February 6, 13, 2026 26-00375H

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA

CASE NO.: 24-CA-009725

U.S. BANK TRUST NATIONAL
ASSOCIATION AS TRUSTEE FOR
BRACKENRIDGE MORTGAGE
TRUST.

Plaintiff, v.

NESTOR LOBAINA PENA, et al.,
Defendant(s).NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 23, 2026 and entered in Case No. 24-CA-009725 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein AMELIA MERCEDES DIAZ ALVAREZ AND NESTOR LOBAINA PENA, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at www.hillsborough.reaforeclose.com on February 26, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:THE WEST 103 FEET OF THE
EAST 206 FEET OF LOTS 66
AND 67, KINGSWAY POUL-
TRY COLONY UNIT NO. 1,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 20,
PAGE 11, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.and commonly known as: 404 E. MOR-
GAN STREET, BRANDON, FL 33510
(the "Property").ANY PERSON CLAIMING AN
INTEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN

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 accommoda-
tion 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 im-
mediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this 29th day of January, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: /s/ John J. Cullaro

FBN: 66699

Primary E-Mail:

ServiceMail@alridgepite.com

Digitally signed by John J. Cullaro

DN: CN=John J. Cullaro,

E=Jcullaro@alridgepite.com

Reason: I am the author of
this document

Location:

Date: 2026.01.29 14:49:09-05'00'

Foxit PDF Editor Version: 13.1.7

1100-695B

Eddie Moore; Eddie Lee Moore a/k/a

Eddie Moore; John Columbus Hayes,

February 6, 13, 2026 26-00409H

SECOND INSERTION

SECOND INSERTION

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

CASE NO.: 25-CC-014501

YES RIVER BAY, LLC,
Plaintiff, vs.ESTATE OF DAVID ROBERT
VEACOCK, ALL UNKNOWN
BENEFICIARIES, HEIRS,
SUCCESSORS, AND ASSIGNS
OF DAVID ROBERT VEACOCK,
UNKNOWN PARTY OR
PARTIES IN POSSESSION,JUDY E. VEACOCK, CHARLES
RANDALL VEACOCK a/k/a Chuck
Veacock, as Potential Heir, and THE
CITIZENS AND SOUTHERN
SERVICING COMPANY
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on January 26, 2026, 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 1978 TIFF mobile

home bearing vehicle identifi-

cation numbers TMGA6134FA

and TMGA6134FB located in the

River Bay Manufactured Home

Community at 7011 Oyster Bay

Drive, Lot No. 172, Tampa, Flori-

da 33607

813.241.8269

efiling@atlaslaw.com

Attorneys for Plaintiff

February 6, 13, 2026 26-00395H

bidder, for cash, via the internet at www.hillsborough.reaforeclose.com at 10:00 A.M. on the 20th day of March 2026. Any person claiming and interest in the surplus from the sale, if any, 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

by /s/ Ryan J. Vatalaro

Ryan J. Vatalaro, Esq.

Fla. Bar No. 125591

1313 N. Howard Avenue

Tampa, Florida 33607

813.241.8269

efiling@atlaslaw.com

Attorneys for Plaintiff

February 6, 13, 2026 26-00395H

SECOND INSERTION

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

Case No.: 25-CC-035135

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 January 28, 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 78, STONELAKE RANCH

PHASE 3, ACCORDING TO
THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 109,PAGE 264, OF THE PUBLIC
RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA

Also known as 12322 Stonelake

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. 24-CA-000333
Division F

RESIDENTIAL FORECLOSURE
Section I

NAVY FEDERAL CREDIT UNION

Plaintiff, vs.

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.

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 1D, 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,

SECOND INSERTION

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

GENERAL JURISDICTION

DIVISION

Case No. 25-CA-001727

Freedom Mortgage Corporation,

Plaintiff, vs.

Robert L. Simmons a/k/a

Robert Simmons, et al.,

Defendants.

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, <http://www.hillsborough.realforeclose.com>, 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.

Dated this 29th day of January, 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-F00446
February 6, 13, 2026 26-00390H

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION

Case No.: 25-CA-005146

PENNYSMAC LOAN SERVICES, LLC

Plaintiff(s), vs.

ROBYN LISA SCOTT; et al.,

Defendant(s).

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 www.hillsborough.realforeclose.com 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@padgettawgroup.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.

SECOND INSERTION

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 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

ForeclosureService@kasslaw.com

110650/2324530/wll

February 6, 13, 2026 26-00364H

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 25-CA-010203

TREMONT AT BAY PARK I HOMEOWNERS ASSOCIATION, INC.,

Plaintiff, vs.

JAMIE TWIN SEAY JR.,

Defendant(s).

TO:

Jamie Twin Seay Jr.

748 Barclay Wood Dr.

Ruskin FL 33570

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

Lot 2, Block 2, TREMONT AT BAY PARK TWO, according to the plat as recorded in Plat Book 132, Pages 70 through 71, 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, CARLOS ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either

before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

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

DATED: JAN 26 2026

Victor D. Crist
CLERK OF THE COURT
(SEAL) By: Patricia Corbin

Deputy Clerk

CARLOS ARIAS, ESQUIRE,
Plaintiff's Attorney,
ARIAS BOSINGER, PLLC,
280 W. Canton Avenue, Suite 330,
Winter Park, Florida 32789
February 6, 13, 2026 26-00415H

SECOND INSERTION

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

CASE No. 25-CC-037147

COURTNEY PALMS

CONDOMINIUM ASSOCIATION, INC.,

Plaintiff, vs.

MIRELLA LOPEZ,

Defendants.

TO: MIRELLA LOPEZ

YOU ARE NOTIFIED that an action to enforce and foreclose 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,

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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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:
Pleadings@RPGLaw.com
10010-206

February 6, 13, 2026 26-00397H

SECOND INSERTION

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

CASE NO. 25-CA-012168

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR CITIGROUP MORTGAGE

LOAN TRUST2021-RP3,

Plaintiff, vs.

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.

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