

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC NOTICES ---

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SNaG Hospitality located at 3 W Spanish Main St in the City of Tampa, Hillsborough, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 12th day of February, 2026  
SNaG Group, LLC  
Scott Gingerich  
February 20, 2026 26-00563H

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Robert Glenn / CORY GLENN will engage in business under the fictitious name LED ARTISTRY OF TAMPA BAY, with a physical address 7626 TRANSOM CT TAMPA, Florida 33607, with a mailing address 7626 TRANSOM CT TAMPA, Florida 33607, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
February 20, 2026 26-00564H

**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 JACKSON DENTAL located at 101 E. Kennedy Blvd., Ste. 300 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 13th day of February, 2026  
SMILE DESIGN WESTCHASE LLC  
Leonard M. Badger, MGR  
February 20, 2026 26-00574H

**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 SKYWAY MOTOR CARS located at 2107 20th St. E in the City of Palmetto, Hillsborough, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 16th day of February, 2026  
Tierra Verde Motor Club, LLC  
John Harris  
February 20, 2026 26-00579H

**FIRST INSERTION**  
**NOTICE OF ADMINISTRATIVE COMPLAINT**  
To: Shield Of Valor  
Investigative Agency Llc  
Case No.: CD202511906/A 3300181  
An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
Feb. 20, 27; Mar. 6, 13, 2026  
26-00554H

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW**  
Pursuant to F.S. §865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Cooper's Hall, located at 11616 BRANCH CAY CIR, in the City of RIVERVIEW, County of Hillsborough, State of FL, 33569, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 16 of February, 2026.  
CROWNE LOGISTICS CORP.  
11616 BRANCH CAY CIR  
RIVERVIEW, FL 33569  
February 20, 2026 26-00584H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 9811 Progress Blvd. Riverview, FL, 33578, 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 3/12/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

D237	Elizabeth Leal	Door Frame
D235	Stacy Solis	Furniture, Sports Equipment
C043	Damien Jones	Appliances, Boxes, Bags, Totes, Electronics, Toys
C031	Jennie Spencer	Furniture
B252	Lashawna Rogers	Computer, Kitchenware, Furniture, Toys
B174	Michele Smith	Bags, Clothing
A265	Christian Pici	Bedding, Boxes, Bags, Totes
B062	Johnathon Gulley	Artwork, Boxes, Totes, Electronics, Kitchenware
B046	DENAE FOSTER	Baby Items, Boxes, Totes, Clothing Toys
B001	Anthony Bradley	Boxes, Electronics, Furniture, Sporting Equipment
A293	Rey Chaparro	Boxes, Bags, Tools
A201	Kayla Anderson	Appliances, Boxes, Clothing, Electronics, Tools
A189	Ryniqua Green	Household Items
A077	Brandon Hall	Appliances Cabinets, Boxes, Totes, Kitchenware
A253	Marc Maisonet	Boxes, Bags, Totes, Furniture, Toys

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 (813)344-7390.  
February 20, 27, 2026 26-00553H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, 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 3/12/26 at 2:30 PM. Contents include personal property along with the described belongings3 to those individuals listed below.

6-72	Leslie Lawson	Boxes, Clothing
A-276	Ashley Groff	Boxes, File Organizers
A-281	Mia Santana	Boxes, Artwork, Clothing, Furniture, Electronics, Shoes
A-283	Lexela Rosales-Alonso	Boxes, Baby Items, Clothing, Sports
A-285	Tia Forte	Boxes, Bedding, Clothing
B-477	Luis Lopez	Boxes, Instruments
C-578	Janae Charles	Boxes, Clothing, Artwork, Furniture
B-493	Karen Douglas	Boxes, Furniture, Tools
B-596	Brenda Compton	Boxes, Kitchenware, Furniture, Suitcases, Television
C-613	Mykal Wilson	Boxes, Mattress, Baby Items, Clothing, Electronics, Furniture
C-624	Earl Blanton	Boxes, Clothing, Electronics, 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 (813)599-1430.  
February 20, 27, 2026 26-00551H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, 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 03/12/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT	NAME	CONTENTS
007	Christin Devers	Boxes
174	Odeyny Naranjo Hernandez	Furniture, Sports items, collectibles
325	Odeyny Naranjo Hernandez	Boxes, bikes, wheelchair
429	Johnsie Cate	Boxes, Furniture
932	McWilliam Rodriguez Santos	Tools, construction equipment

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 (813) 333-5348.  
February 20, 27, 2026 26-00552H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 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 03/12/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 2252	Corney, Charles	Boxes, Bags, Totes
Unit 2224	Kantor, Elizabeth	Books, boxes, bags, totes, electronics, furniture
Unit 3049	Reed, Kevin	Baby items, boxes, bags, totes, electronics, furniture, instruments, sports, tools, toys
Unit 3145	Monzon, Jennifer	Appliances, artwork, electronics, furniture
Unit 3038	Winslow, Kelly	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 (813)553-3703.  
February 20, 27, 2026 26-00550H

**FIRST INSERTION**  
**NOTICE OF MEETINGS VENTANA COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING**

The Ventana Community Development District Audit Committee will meet on Wednesday, March 11, 2026, at 6:00 p.m. at the Ventana Clubhouse, 11101 Ventana Groves Blvd., Riverview, FL 33578. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Ventana Community Development District.

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

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

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

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

Brian Young, District Manager  
February 20, 2026 26-00587H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: MARCH 30 2026:  
CORDOVIS TIRE SHOP LLC  
7115 CAUSEWAY BLVD TAMPA FL 33619 (813) 522-9009 MV106064, 2020 GMC 1GTU9CED5LZ277571 \$11,110.00,  
NORTHWEST TAMPA ACQUISITIONS LLC 7201 W LINEBAUGH AVE TAMPA FL 33625 (813)506-4532 MV59705 2021 FORD 1FTBR3X87M-KA56720 \$618.34,  
TAMPA TRUCK CENTER LLC DBA: SOUTHPORT TRUCK GROUP 7528 US HWY 301 N TAMPA FL 33637 (813)262-0890 MV79735 2016 FRHT-1FUBC4DV7GHHF5355 \$1740.00  
February 20, 2026 26-00549H

**FIRST INSERTION**  
**HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, March 10, 2026, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

February 20, 2026 26-00588H

**NOTICE OF REVISED PUBLIC MEETING DATES RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Riverbend West Community Development District will hold its regular monthly meetings for the Fiscal Year 2025/2026 at 6:00 p.m. and will be held at the SouthShore Regional Library, located at 15816 Beth Shields Way, Ruskin, Florida 33573. The meeting dates are as follows:

March 16, 2026  
April 20, 2026  
May 18, 2026  
June 15, 2026  
July 20, 2026  
August 17, 2026  
September 21, 2026

**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 Budd's Window Cleaning located at 11534 Wellman Dr in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 16th day of February, 2026  
Matthew Budd  
February 20, 2026 26-00583H

**FIRST INSERTION**

**NOTICE OF PUBLIC SALE**  
The following personal property of JAMES HARRY ODELL, SR., TINA ODELL and JAMES HARRY ODELL, JR., will, on March 4, 2026, at 10:00 a.m., at 6155 Coach House Circle, Lot #78, Ruskin, Hillsborough County, Florida 33570; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
1996 HYL MOBILE HOME, VIN: 19LBA02R0TA967293, TITLE NO.: 0071507991 and all other personal property located therein  
PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236 (PO#32003-418)  
February 20, 27, 2026 26-00569H

**FIRST INSERTION**

**NOTICE UNDER FICTITIOUS NAME LAW**  
NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: SDI Diagnostic & Interventional Specialists located at 1673 Mason Ave., Suite 100 in the City of Daytona Beach, State of Florida 32117 intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.  
Dated this 20th day of February, 2026.  
Owner Name:  
Radiology Imaging Associates, LLC  
February 20, 2026 26-00593H

**FIRST INSERTION**

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

A copy of the agenda may be obtained at the office of the District Manager, Inframark, located at 313 Campus Street, Celebration, FL 34747, (407) 566-1935, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-

**FIRST INSERTION**

**NOTICE OF PUBLIC SALE:**  
Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 03/27/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.  
JTDKN3DU0B0285259  
2011 TOYOTA PRIUS ONE/TWO/THREE/4/5  
WDCGG8HBAF424150  
2010 MERZ GK3  
JTEDS41A382060778  
2008 TOYOTA HGH  
4TB1FK5CU149390  
2012 TOYOTA CAMRY/SE/LE/XLE  
JTMRFREV4DD024783  
2013 TOYT RAV  
JTEBU14R670119012  
2007 TOYT 4 RUNNER  
2HGFB2F51DH593776  
2013 HONDA CIVIC LX  
February 20, 2026 26-00589H

**Who benefits from legal notices?**  
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.  
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: SDI Radiologists located at 1673 Mason Ave., Suite 100 in the City of Daytona Beach, State of Florida 32117

intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.

Dated this 20th day of February, 2026.

Owner Name: Radiology Imaging Associates, LLC February 20, 2026 26-00592H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: SDI Diagnostic Imaging located at 1673 Mason Ave., Suite 100 in the City of Daytona Beach, State of Florida 32117

intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.

Dated this 20th day of February, 2026.

Owner Name: Radiology Imaging Associates, LLC February 20, 2026 26-00594H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of THE BUSINESS HUB located at 3434 COLWELL AVENUE, SUITE 200 in the City of TAMPA, Hillsborough, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of February, 2026 THE TRAINING CENTER AT ASHLYN PARK, LLC February 20, 2026 26-00613H

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 Integrous Life & Health Advisors located at 12636 Belcroft Dr in the City of Riverview, Hillsborough, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of February, 2026

Domenic Manzelli Domenic Manzelli February 20, 2026 26-00608H

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 Hope Redeemed Counseling Services located at 2116 Crooked Creek Way in the City of Valrico, Hillsborough, FL 33596 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of February, 2026

Christa Jallorina February 20, 2026 26-00615H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Kevin Rochol will engage in business under the fictitious name STREAM & SYNC, with a physical address 10630 Boyette Creek Blvd Riverview, Florida 33569, with a mailing address 10630 Boyette Creek Blvd Riverview, Florida 33569, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 20, 2026 26-00607H



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **26-CP-000025**  
Division: **B**  
IN RE: ESTATE OF  
**DOUGLAS A. SPEDDING**  
Deceased.

The administration of the estate of Douglas A. Spedding, deceased, whose date of death was February 13, 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 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 20, 2026.

**Personal Representative:**

**HOLLY WALZ**  
6411 Brandon Cir  
Riverview, Florida 33578

Attorney for Personal Representative:  
KARLA MARIE CAROLAN, Attorney  
Florida Bar Number: 0055321  
ALL LIFE LEGAL PA

10009 Park Place Ave  
RIVERVIEW, FL 33578  
Telephone: (813) 671-4300  
Fax: (813) 671-4305  
E-Mail: courtfiling@alllifelegal.com  
Secondary E-Mail:  
kmarolan@alllifelegal.com  
February 20, 27, 2026 26-00578H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **26-CP-000322**  
Division **A**  
IN RE: ESTATE OF  
**KITTY SYKES FREEMAN**  
Deceased.

The administration of the estate of Kitty Sykes Freeman, deceased, whose date of death was December 18, 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. 732.2211, 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 20, 2026.

**Personal Representative:**

**Allison Madden**  
24310 Branchwood Ct  
Lutz, Florida 33559

Attorney for Personal Representative:  
J. Frazier Flasher, Esq., Attorney  
Florida Bar Number: 1024903  
Brown, Huff, Zohar, PLLC

6547 Gunn Hwy  
Tampa, FL 33625  
Telephone: (813) 776-0031  
E-Mail: Frazier@BHZLaw.com  
Secondary E-Mail:  
Frazier@brownzoharlaw.com  
February 20, 27, 2026 26-00568H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **26-CP-000413**  
Division **Probate**  
IN RE: ESTATE OF  
**RITA MARIE MUELLER,**  
Deceased.

The administration of the estate of Rita Marie Mueller, deceased, whose date of death was December 16, 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 held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

**Personal Representative:**

**Rose Timmons**  
12211 Morgans Bluff Place  
Riverview, FL 33579

Attorney for Personal Representative:  
/s/ James K. Purdy  
James K. Purdy  
E-Mail Addresses:

jim@thepurdyfirm.com  
Florida Bar No. 143510  
The Purdy Firm PLLC  
P.O. Box 87  
Seffner, FL 33583  
Telephone: 813-934-2270  
February 20, 27, 2026 26-00572H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
UCN: **292026CP000443A001HC**  
FILE NO. **26-CP-000443**  
IN RE: ESTATE OF  
**MICHAEL ROBERT GAUGHAN,**  
Deceased.

The administration of the estate of MICHAEL ROBERT GAUGHAN, Deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File No. 26-CP-000443, the address of which is: 800 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, who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS 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.

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: February 20, 2026

**Personal Representative:**

**THOMAS F. GAUGHAN**

148 High Rock Avenue

Saratoga Springs, New York 12866  
Attorney for Personal Representative:  
DAVID W. FOSTER, of  
FOSTER AND FOSTER  
ATTORNEYS, P.A.

2111 Dr. Martin Luther King Jr. Street  
North  
St. Petersburg, Florida 33704  
Telephone: (727) 822-2013  
February 20, 27, 2026 26-00585H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **26-CP-000386**  
Division **B**  
IN RE: ESTATE OF  
**NADA F. O'BRIEN**  
Deceased.

The administration of the estate of Nada F. O'Brien, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, 2nd Floor, 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

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 20, 2026.

**Personal Representative:**

**Michael D. O'Brien**  
6911 Aqueduct Terrace  
Odessa, Florida 33556

Attorney for Personal Representative:  
MICHAEL D. MILLER, Attorney  
Florida Bar Number: 396540  
GUNSTER, YOAKLEY & STEWART

401 E. Jackson Street, Suite 1500  
Tampa, Florida 33602  
Telephone: (813) 228-9080  
Fax: (813) 228-6739  
E-Mail: mdmiller@gunster.com  
Secondary E-Mail:  
jdurant@gunster.com  
Secondary E-Mail:  
eservice@gunster.com  
February 20, 27, 2026 26-00567H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE THIRTEENTH  
JUDICIAL CIRCUIT COURT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **2025-CP-003750**  
IN RE: ESTATE OF  
**BLAIR JOSEPH KOCHER,**  
Deceased.

The administration of the estate of Blair Joseph Kocher, deceased, whose date of death was August 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.

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 02/20/2026.

**Personal Representative:**

**Drew Daddono, Esq.**  
Florida Bar Number: 111946  
1227 North Franklin Street  
Tampa, FL 33602  
(813) 444-2573  
contact@

anchortrustmanagement.com  
drew@anchortrustmanagement.com  
Attorney for Personal Representative:

Drew Daddono, Esq.  
Florida Bar Number: 111946  
1227 North Franklin Street  
Tampa, FL 33602  
(813) 444-2573  
contact@  
anchortrustmanagement.com  
drew@anchortrustmanagement.com  
February 20, 27, 2026 26-00591H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **26-CP-000191**  
IN RE: ESTATE OF  
**CLINTON EDWARD JOHNSON**  
Deceased.

The administration of the estate of Clinton Edward Johnson, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

**Personal Representative:**

**Lebra Johnson**

10016 Memorial Highway  
Tampa, Florida 33615

Attorney for Personal Representative:  
/s/ Amanda O. Singleton  
AMANDA O. SINGLETON, Attorney  
Florida Bar Number: 0015957  
SINGLETON LEGAL PLLC

425 22nd Avenue N, Suite D  
SAINT PETERSBURG, FL 33704  
Telephone: (727) 755-4316  
Fax: (727) 234-8831  
E-Mail: amanda@singletonlegal.com  
February 20, 27, 2026 26-00604H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILL-  
SBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2026-CP-000440**  
IN RE: ESTATE OF  
**THOMAS CAVALERI,**  
Deceased.

The administration of the estate of THOMAS CAVALERI, deceased, whose date of death was December 27, 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 20, 2026.

**Richard Corbett**

**Personal Representative**  
14815 Dartmoor Lane  
Tampa, FL 33624

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
ntservice@hnh-law.com  
February 20, 27, 2026 26-00586H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **2026-CP-000260**  
IN RE: ESTATE OF  
**BRIGHTIE TURNER a/k/a**  
**BRIGHTIE M. TURNER**  
Deceased.

The administration of the estate of BRIGITTE TURNER, deceased, whose date of death was October 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 430, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**

**MICHELLE JACQUELINE EDEN**  
11531 Forest Hills Drive  
Tampa, Florida 33612

Attorney for Personal Representative:  
LORI VELLA, ESQ.  
Florida Bar Number: 356440  
Law Office of Lori Vella PLLC

14502 N. Dale Mabry Hwy., Suite 200,  
Tampa, FL 33618  
Telephone: (888) 778-0063  
E-Mail: attorneylori@lorivella.com  
February 20, 27, 2026 26-00573H

## -- SALES/ ACTIONS/ --

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA

CIVIL ACTION  
CASE NO.: 19-CC-066831  
PROVIDENCE LAKES MASTER  
ASSOCIATION, INC.

Plaintiff, vs.  
PEARL F. LEWIS, et al.  
Defendant(s)

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure or Order dated February 17, 2026, entered in Civil Case No. 19-CC-066831, in the COUNTY COURT in and for HILLSBOROUGH County, Florida, wherein PROVIDENCE LAKES MASTER ASSOCIATION, INC. is the Plaintiff, and PEARL F. LEWIS, et al., are the Defendants, Victor D. Crist, HILLSBOROUGH County Clerk of the Court, will sell the property situated in HILLSBOROUGH County, Florida, described as:

Lot 8, Block A, of Watermill at Providence Lakes, according to the map or plat thereof as recorded in Plat Book 58, at Page 37, of the Public Records of Hillsborough County, Florida.

HILLSBOROUGH:  
at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 a.m. on the

10th day of April 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

s/ Anne M. Malley  
Anne M. Malley, Esquire  
(SPN 1742783, FBN 075711)  
36739 County Road 52, Suite 105  
Dade City, FL 33525  
Phone: (352) 437-5680  
Fax: (352) 437-5683  
Primary E-Mail Address:  
amalley@malley.com  
February 20, 27, 2026 26-00606H

## FIRST INSERTION

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

CASE NO.: 25-CA-011212

PHH MORTGAGE  
CORPORATION,  
Plaintiff, vs.  
THE ESTATE OF RYAN PATRICK  
BAUMGARTNER, DECEASED;  
et al.,  
Defendant(s).

TO: The Estate of Ryan Patrick Baumgartner, Deceased  
Last Known Residence: Unknown

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

LOT 18, BLOCK 14, NORTHDALE - SECTION E - UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 30-1 THROUGH 30-3, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 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 Corbin  
As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
1221-17522B  
Ref# 14559  
February 20, 27, 2026 26-00556H

## 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-004552  
LAKEVIEW LOAN SERVICING,  
LLC,

Plaintiff, vs.  
CRISTHIAN D. GUZMAN  
BARTOLO; GLORIA  
ALCANTAR-CASTILLO; UNITED  
STATES OF AMERICA-  
DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT;  
LYNWOOD COMMUNITY  
ASSOCIATION, INC.; 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,  
DEWISEES, 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 13, 2026 in Civil Case No. 25-CA-004552, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and CRISTHIAN D. GUZMAN BARTOLO; GLORIA ALCANTAR-CASTILLO; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; LYNWOOD COMMUNITY ASSOCIATION, INC.; 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, DEWISEES, 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 16, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 11, IN BLOCK 5, OF LEISEY SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 197, 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 16th 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: 2026.02.16 14:02:00 05'00'  
Foxit PDF Editor Version: 13.1.7  
1184-2611B  
Ref# 15478  
February 20, 27, 2026 26-00596H

## FIRST INSERTION

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

CASE NO.: 25-CA-012044

NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING,  
Plaintiff, vs.  
CAROLE W. MILLER, AS  
PERSONAL REPRESENTATIVE  
TO THE ESTATE OF KENNETH  
W. MILLER A/K/A KENNETH  
WILLIAM MILLER, DECEASED;  
UNKNOWN HEIRS, DEWISEES,  
GRANTEES, ASSIGNEES,  
CREDITORS, LIENORS,  
TRUSTEES OF KENNETH W.  
MILLER A/K/A KENNETH  
WILLIAM MILLER, DECEASED;  
BEREAN BIBLE SOCIETY;  
REGIONS BANK; UNKNOWN  
TENANT(S) IN POSSESSION #1  
and #2, et al.  
Defendant(s).

TO: UNKNOWN HEIRS, DEWISEES,  
GRANTEES, ASSIGNEES, CREDI-  
TORS, LIENORS, TRUSTEES OF  
KENNETH W. MILLER A/K/A KEN-  
NETH WILLIAM MILLER, DE-  
CEASED  
(Current Residence Unknown)  
(Last Known Address)  
6121 WHITEWAY DRIVE  
TEMPLE TERRACE, FL 33617

ALL OTHER UNKNOWN PARTIES,  
INCLUDING, IF A NAMED DEFEN-  
DANT IS DECEASED, THE PERSON-  
AL REPRESENTATIVES, THE SUR-  
VIVING SPOUSE, HEIRS, DEWISEES,  
GRANTEES, CREDITORS, AND ALL  
OTHER PARTIES CLAIMING, BY,  
THROUGH, UNDER OR AGAINST  
THAT DEFENDANT, AND ALL  
CLAIMANTS, PERSONS OR PART-  
IES, NATURAL OR CORPORATE,  
OR WHOSE EXACT LEGAL STATUS  
IS UNKNOWN, CLAIMING UNDER  
ANY OF THE ABOVE NAMED OR  
DESCRIBED DEFENDANTS  
(Last Known Address)  
6121 WHITEWAY DRIVE  
TEMPLE TERRACE, FL 33617

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

THE NORTH 105 FEET OF  
THE EAST 1/2 OF TRACT 33,  
TEMPLE TERRACE SUBDIVI-  
SION, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
25, PAGE 62, OF THE PUBLIC  
RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA.  
A/K/A: 6121 WHITEWAY

## 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.: 23-CA-015629  
HSBC BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
FREMONT HOME LOAN TRUST  
2005-E, MORTGAGE-BACKED  
CERTIFICATES, SERIES 2005-E,

Plaintiff, vs.  
MIKE NAUMAN A/K/A MICHAEL  
JEROME NAUMAN; KIM  
NAUMAN A/K/A KIMBERLY  
ANN NAUMAN; MORTGAGE  
ELECTRONIC REGISTRATION  
SYSTEMS, INC., AS NOMINEE  
FOR FREMONT; UNKNOWN  
TRUSTEE OF 1905 S VILLAGE  
AVE TRUST; UNITED STATES OF  
AMERICA, DEPARTMENT OF THE  
TREASURY-INTERNAL  
REVENUE; STATZ HOLDINGS,  
INC.; CARROLLWOOD V GROUP  
LLC; 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, DEWISEES,  
GRANTEES, OR OTHER  
CLAIMANTS  
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 15, 2025 in Civil Case No. 23-CA-015629, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-E is the Plaintiff, and MIKE NAUMAN A/K/A MICHAEL JEROME NAUMAN; KIM NAUMAN A/K/A KIMBERLY ANN NAUMAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT; UNKNOWN TRUSTEE OF 1905 S VILLAGE AVE TRUST; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; STATZ HOLDINGS, INC.; CARROLLWOOD V GROUP LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT

DRIVE, TEMPLE TERRACE,  
FL 33617.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or before 3/13/2026, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.

WITNESS my hand and the seal of this Court this 5 day of February, 2026.

VICTOR D. CRIST  
As Clerk of the Court  
and/or Comptroller  
(SEAL) /s/ Jennifer Taylor  
Signature  
Jennifer Taylor  
Print Name if Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

Brian L. Rosaler, Esquire,  
POPKIN & ROSALER, P.A.,  
1701 West Hillsboro Boulevard,  
Suite 400,  
Deerfield Beach, FL 33442.,  
Attorney for Plaintiff  
25-52513  
February 20, 27, 2026 26-00555H

## FIRST INSERTION

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

CASE NO.: 25-CA-010680

U.S. BANK, N.A., AS TRUSTEE,  
SUCCESSOR IN INTEREST TO  
WACHOVIA BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR BY MERGER TO  
FIRST UNION NATIONAL BANK  
AS TRUSTEE, FOR MID-STATE  
TRUST X,  
Plaintiff, v.  
STEVEN J. WILSON; et al,  
Defendant(s).

To the following Defendant(s):

GORDON F. WILSON  
(Last Known Address: 4207  
HILL DR, VALRICO, FL 33594)  
UNKNOWN SPOUSE OF  
GORDON F. WILSON  
(Last Known Address: 4207  
HILL DR, VALRICO, FL 33594)  
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

SECTION 17, TOWNSHIP  
30 SOUTH RANGE 21 EAST  
FROM SE CORNER OF NE1/4  
RUN NORTH 1516 FEET WEST  
3822.64 FEET AND NORTH  
26' 38" EAST 563.05 FEET  
TO POINT OF BEGINNING.  
THENCE EAST 342.34 FEET  
NORTH 22' 21" EAST 297.92  
FEET WEST 107.06 FEET  
SOUTHERLY 46.52 FEET  
MORE OR LESS WEST 224  
FEET AND SOUTH 26' 38"  
WEST 268.31 FEET TO POINT  
OF BEGINNING.  
PROPERTY ADDRESS: 4207  
HILL DR, VALRICO, FL 33594  
has been filed against you and you are required to serve a copy of your written

defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 3/11/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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 this 3 day of Feb, 2026.

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

Ghidotti | Berger LLP,  
Attorney for Plaintiff,  
10800 Biscayne Blvd., Suite 201,  
Miami, FL 33161  
February 20, 27, 2026 26-00590H

## FIRST INSERTION

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

CASE NO.: 24-CA-007883

FLAGSTAR BANK, N.A.,  
Plaintiff, v.  
SANDY M. CURNOW, et al.,  
Defendants.

TO: Sandy M. Curnow  
1108 Melrose Street  
Seffner, FL 33584  
Sandy M. Curnow  
1605 S Mulrennan Rd.  
Valrico, FL 33594  
Sandy M. Curnow  
7277 Aberdeen Cir  
Weeki Wachee, FL 34607

Unknown Spouse of Sandy M. Curnow  
1108 Melrose Street  
Seffner, FL 33584  
Unknown Spouse of Sandy M. Curnow  
1605 S Mulrennan Rd.  
Valrico, FL 33594  
Unknown Spouse of Sandy M. Curnow  
7277 Aberdeen Cir  
Weeki Wachee, FL 34607  
Unknown Party in Possession 1  
1108 Melrose Street  
Seffner, FL 33584  
Unknown Party in Possession 2  
1108 Melrose Street  
Seffner, FL 33584

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

Lot 4, Block 10, OAK VALLEY  
SUBDIVISION, UNIT NO. 2,  
according to the map or plat  
thereof as recorded in Plat Book  
49, Page(s) 77, of the Public Re-  
cords 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, by Mar 12, 2026 or 30 days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

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

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

Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
February 20, 27, 2026 26-00557H

## FIRST INSERTION

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

CASE NO. 19-CA-013016

LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.  
ESQUE DENNARD DOLLAR, et al.,  
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 28, 2024 in Civil Case No. 19-CA-013016 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ESQUE DENNARD DOLLAR, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 7, BLOCK 9, PARK CREEK  
PHASE 2B, ACCORDING TO

THE PLAT THEREOF, RECORDED IN PLAT BOOK 122, PAGE 207, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
22-04999FL  
February 20, 27, 2026 26-00562H

--- SALES/ ---

FIRST INSERTION

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

**Case No. 29-2019-CA-007761 PALM AVENUE HIALEAH TRUST, A DELAWARE STATUTORY TRUST, FOR AND ON BEHALF AND SOLELY WITH RESPECT TO PALM AVENUE HIALEAH TRUST, SERIES 2014-1, Plaintiff vs. DAWN L. CHANCEY A/K/A DAWN L. MORGAN; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property**

**Defendants**  
Notice is hereby given pursuant to the final judgment/order entered on February 17, 2026, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:

THE EAST 210 FEET OF THE SOUTH 210 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 22 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, RESERVING AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE EAST 210 FEET OF THE SOUTH 210 FEET OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY,

FLORIDA

The Clerk of this Court shall sell the property to the highest bidder for cash, on March 26, 2026 at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

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

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

LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By GARY GASSEL, ESQUIRE Florida Bar No. 500690 February 20, 27, 2026 26-00595H

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

**CASE NO.: 25-CA-002139 CIVIC FINANCIAL SERVICES, LLC, Plaintiff, v. A5K PROPERTY SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure and for Assignment of Rents and Leases dated February 10, 2026, issued in and for Hillsborough County, Florida, in Case No. 25-CA-002139, wherein CIVIC FINANCIAL SERVICES, LLC is the Plaintiff, and A5K PROPERTY SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY, KENTWOOD PARK CONDOMINIUM ASSOCIATION, INC. and NO. 1 HOME ROOFING INC. are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on March 09, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure and for Assignment of Rents and Leases, to wit:

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO. 25, BUILDING D, KENTWOOD PARK, A CONDOMINIUM, FURTHER DESCRIBED IN THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK

16067, PAGE 1747, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THEREOF Property Address: 2302 Maki Road, Unit 25, Plant City, FL 33563

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

IMPORTANT

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

Dated: This 16th day of February, 2026. Respectfully submitted, HOWARD LAW 902 Clint Moore Road, Suite 220 Boca Raton, FL 33487 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com February 20, 27, 2026 26-00577H

FIRST INSERTION

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

**CASE NO.: 25-CA-007403 BANK OF AMERICA, N.A., Plaintiff, vs. SHARON A. HENRY F/K/A SHARON A. RALEY; UNKNOWN SPOUSE OF SHARON A. HENRY F/K/A SHARON A. RALEY; ROMEO CAPITAL, LLC; SUNNOVA TE MANAGEMENT, LLC; 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 February 2, 2026, entered in Civil Case No.: 25-CA-007403 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff, and SHARON A. HENRY F/K/A SHARON A. RALEY; ROMEO CAPITAL, LLC; SUNNOVA TE MANAGEMENT, LLC; UNKNOWN TENANT(S) IN POSSESSION #1, 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 22nd day of April, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 8, BLOCK 23, TOWN 'N' COUNTRY PARK, UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you

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

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.

Dated: February 17, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-52113 February 20, 27, 2026 26-00582H

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: D

**CASE NO.: 20-CA-004142 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST II, Plaintiff, vs. ARTHUR D. ANDREWS; EDWINA ANDREWS; SUNTRUST BANK; DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.; TIERRA VERDE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 15th day of September 2022, in Case No. 20-CA-004142, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST II is the Plaintiff and ARTHUR D. ANDREWS; EDWINA ANDREWS; SUNTRUST BANK; DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.; TIERRA VERDE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 are the Defendants. Victor D Crist, The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.

realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 17th day of March 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 1, CORY LAKE ISLES PHASE 1 UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 25, OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 17915 SAINT CROIX ISLE, TAMPA, FL 33647 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Dated this 16th day of February 2026. By: /s/ Paris A. Roach Paris A. Roach, Esq. Bar Number: 1028751 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 20-04554-1 February 20, 27, 2026 26-00580H

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

**CASE NO. 24-CA-004464 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. GEORGINA MIRANDA AND LUZ MIRANDA A/K/A LUZ M. MIRANDA AND PEDRO MIRANDA, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2025, and entered in 24-CA-004464 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and LUZ MIRANDA A/K/A LUZ M. MIRANDA; GEORGINA MIRANDA; PEDRO MIRANDA are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 44, BOUGENVISTA SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 307 E ALTHEA AVE, TAMPA, FL 33612

Any person claiming an interest in the

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 17 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: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-177151 - NaP February 20, 27, 2026 26-00601H

FIRST INSERTION

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

**Case No. 25-CA-001768 DIV: H NATIONSTAR MORTGAGE LLC Plaintiff vs.**

**JOYCE MARIE JACKSON; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF JOYCE MARIE JACKSON; TRAVIS DONNELL JACKSON; UNKNOWN SPOUSE OF TRAVIS DONNELL JACKSON; CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST; TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants**

Notice is hereby given pursuant to the final judgment/order entered on February 13, 2026, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:

LOT 34, OF TRIPLE CREEK PHASE 2 VILLAGE G1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 215, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

The Clerk of this Court shall sell the property to the highest bidder for cash,

on July 9, 2026 at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By GARY GASSEL, ESQUIRE Florida Bar No. 500690 February 20, 27, 2026 26-00576H

FIRST INSERTION

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

**CASE NO. 25-CC-005689 5801 MIDDLESEX INC. PLAINTIFF, VS. GOLDBROCK INC. DEFENDANT(S)**

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure dated February 9, 2026, and entered in 25-CC-005689 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 5801 Middlesex Inc., is the Plaintiff and Goldbrock Inc. is the Defendant Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, at 10:00 AM on March 11, 2026, the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:

LOT 1, Block 1, The Carlisle Club, according to the Map or Plat thereof, as recorded in Plat Book 69, Page(s) 34, of the Public Records of Hillsborough County, Florida.

More commonly known as 1533 Highland Ridge Cir, Brandon, FL 33510 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your sched-

uled 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

Dated Thursday, February 12, 2026. IVANOV & WOLF, PLLC Attorney for Plaintiff 3310 W. Cypress St, Suite 206 Tampa, FL 33607 Telephone: 813-870-6396 Matt@IWfirm.com By: /s/ Matthew D. Wolf MATTHEW D. WOLF, FBN: 92611 February 20, 27, 2026 26-00559H

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

**CASE NO. 25-CA-002074 MIDFIRST BANK Plaintiff, v. DEANDRE A WALDEN; UNKNOWN SPOUSE OF DEANDRE A. WALDEN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 03, 2026, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as: THE SOUTH 150 FEET OF EAST 10 FEET OF LOT 2, AND THE WEST 60 FEET OF LOT 3, BLOCK 5, REVISED PLAT OF BYARS RIVERVIEW ACRES,

FIRST INSERTION

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 9910 LORRAYNE RD, RIVERVIEW, FL 33578-5011 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on March 12, 2026 beginning at 10:00 AM.

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

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

in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fjud13.org

Dated at St. Petersburg, Florida this 11 day of February, 2026. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000010747 February 20, 27, 2026 26-00597H

-- SALES/ --

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION

**CASE NO.: 25-CA-012216 O**  
**GBC FUND III LLC, a Michigan**  
**limited liability company,**  
**Plaintiff, vs.**  
**FRIENDS OF DOLPHINS, LLC, a**  
**Florida limited liability company,**  
**TAZINE JAFFER, SEBASTIAN**  
**RUEDA, ISABELLA LUISA**  
**ESTEVEZ and UNKNOWN**  
**TENANT IN POSSESSION,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant  
to the Final Judgment of Foreclosure  
dated February 9, 2026, entered in  
Case No. : 25-CA-012216 O of the Cir-  
cuit Court of the 13th Judicial Circuit in  
and for Hillsborough County, Florida,  
the clerk, Victor D. Crist, will sell to  
the highest and best bidder for cash at  
www.hillsborough.realforeclose.com  
at 10:00 a.m. on the 9th day of March,  
2026, the following described property  
as set forth in said Final Judgment of  
Foreclosure, to-wit:

A part of Lots 7 through 14,  
Block 1, Together with a part of  
West Giddens vacated right-of-  
way per Ordinance No. 2809-A,  
Zambito Subdivision, as shown

on the plat recorded in Plat Book  
30, Page 53 of the Public Records  
of Hillsborough County, Florida,  
being further described as fol-  
lows:

Begin at the Point of Intersec-  
tion of the South line of West  
Hillsborough Avenue (State  
Road No. 600) as described in  
Official Records Book 9702,  
page 619, of the Public Records  
of Hillsborough County, Florida,  
with the East right-of-way line  
of North Howard Avenue as de-  
scribed in Official Records Book  
665, page 521, of the Public Re-  
cords of Hillsborough County,  
Florida; thence along said South  
right-of-way line of West Hills-  
borough Avenue the following  
two (2) courses and distance:  
(1) S.89°17'27"E., 177.98 feet; (2)  
S.89°29'15"E., 22.02 feet; thence  
S.01°31'52"W., 218.30 feet;  
thence N.89°13'30"W., 200.00  
feet, to said East right-of-way  
line of North Howard Avenue;  
thence along said East right-of-  
way line of North Howard Ave-  
nue, N.01°31'52"E., 218.00 feet  
to the Point of Beginning.

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

The Court, in its discretion, may en-  
large 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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification  
of a scheduled court proceeding if the  
time before the scheduled appearance is  
less than 7 days. Complete the Request  
for Accommodations Form and submit  
to 800 E. Twigg Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.

Dated this 12th day of February,  
2026.

Lorlum Law  
101 N.E. Third Avenue, Suite 1800  
Fort Lauderdale, Florida 33301  
Telephone (954) 462 8000  
Telecopier (954) 462 4300  
By: /s/ Richard B. Storfer  
Richard B. Storfer  
Florida Bar No.: 984523  
rstorfer@lorlumlaw.com  
7177.003  
February 20, 27, 2026 26-00558H

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No. 24-CA-003211**

**UMB BANK, NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY, BUT**  
**SOLELY AS LEGAL TITLE**  
**TRUSTEE FOR LVS TITLE TRUST**  
**XIII**  
**Plaintiff vs.**  
**DAVID E. HACKETT and all**  
**unknown parties claiming by,**  
**through, under and against the**  
**above named Defendant who**  
**are unknown to be dead or alive**  
**whether said unknown are persons,**  
**heirs, devisees, grantees, or other**  
**claimants; UNKNOWN SPOUSE**  
**OF DAVID E. HACKETT; LAURA**  
**JEAN HACKETT; UNKNOWN**  
**SPOUSE OF LAURA JEAN**  
**HACKETT; MEADOWBROOKE**  
**OWNERS ASSOCIATION, INC.;**  
**SUMMERFIELD MASTER**  
**COMMUNITY ASSOCIATION, INC.;**  
**SECRETARY OF HOUSING**  
**AND URBAN DEVELOPMENT;**  
**PORTFOLIO RECOVERY**  
**ASSOCIATES, LLC; TENANT I/**  
**UNKNOWN TENANT; TENANT II/**  
**UNKNOWN TENANT; TENANT**

**III/UNKNOWN TENANT AND**  
**TENANT IV/UNKNOWN TENANT,**  
**in possession of the subject real**  
**property,**  
**Defendants**  
Notice is hereby given pursuant to the  
Order entered on February 10, 2026,  
the above noted case, that the Clerk  
of Court of Hillsborough County, Florida  
will sell the following property situ-  
ated in Hillsborough County, Florida  
described as:

LOT 58 IN BLOCK A OF  
MEADOWBROOKE AT SUM-  
MERFIELD, UNIT I, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK 61, PAGE 23, PUB-  
LIC RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA

The Clerk of this Court shall sell  
the property to the highest bid-  
der for cash, on May 18, 2026,  
at 10:00 a.m. on Hillsborough  
County's Public Auction website:  
www.hillsborough.realforeclose.com  
in accordance with Chapter 45, Florida  
Statutes. The highest bidder shall im-  
mediately post with the Clerk, a deposit  
equal to five percent (5%) of the final  
bid. The deposit must be cash or cas-  
hier's check payable to the Clerk of  
the Court. Final payment must be made by  
12:00 p.m. the next business day.

Any person claiming an interest in

the surplus from the sale, if any, other  
than the property owner as of the date  
of the lis pendens must file a claim  
before the clerk reports the surplus as  
unclaimed. The Court, in its discretion,  
may enlarge the time of the sale. Notice  
of the changed time of sale shall be pub-  
lished 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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification  
of a scheduled court proceeding if the  
time before the scheduled appearance is  
less than 7 days. Complete the Request  
for Accommodations Form and submit  
to 800 E. Twigg 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.

LAW OFFICE OF GARY GASSEL, P.A.  
2191 Ringling Boulevard  
Sarasota, Florida 34237  
(941) 952-9322  
Attorney for Plaintiff  
By William Nussbaum III, Esq.  
Florida Bar No. 066479  
February 20, 27, 2026 26-00560H

FIRST INSERTION

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

**CASE NO. 25-CA-003484**  
**FIFTH THIRD BANK, N.A.,**  
**Plaintiff, vs.**  
**POMODORO INVESTMENTS LLC,**  
**et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Summary Final Judgment of  
Foreclosure entered January 05, 2026  
in Civil Case No. 25-CA-003484 of the  
Circuit Court of the THIRTEENTH  
JUDICIAL CIRCUIT in and for Hill-  
sborough County, Tampa, Florida,  
wherein FIFTH THIRD BANK, N.A.  
is Plaintiff and Pomodoro Investments  
LLC, et al., are Defendants, the Clerk  
of Court, VICTOR D. CRIST, will sell  
to the highest and best bidder for cash  
electronically at www.Hillsborough.  
realforeclose.com in accordance with  
Chapter 45, Florida Statutes on the  
11th day of March, 2026 at 10:00 AM  
on the following described property as  
set forth in said Summary Final Judg-  
ment, to-wit:

Lot 22, Hill Top Heights, accord-

ing to the map or plat thereof as  
recorded in Plat Book 32, Page  
80, of the Public Records of Hill-  
sborough County, Florida.

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

If you are a person with a disability  
who needs an accommodation in order  
to access court facilities or participate  
in a court proceeding, you are entitled,  
at no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court  
Administration within 2 working days  
of the date the service is needed: Com-  
plete the Request for Accommodations  
Form and submit to 800 E. Twigg  
Street, Room 604, Tampa, FL 33602.  
/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
25-11566FL  
February 20, 27, 2026 26-00570H

FIRST INSERTION

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

**CASE NO. 25-CA-004408**  
**FIFTH THIRD BANK, N.A.,**  
**Plaintiff, vs.**  
**TAMAS WILLIAMS, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Summary Final Judgment of  
Foreclosure entered February 04, 2026  
in Civil Case No. 25-CA-004408 of the  
Circuit Court of the THIRTEENTH  
JUDICIAL CIRCUIT in and for Hill-  
sborough County, Tampa, Florida,  
wherein FIFTH THIRD BANK, N.A. is  
Plaintiff and Tamas Williams, et al., are  
Defendants, the Clerk of Court, VIC-  
TOR D. CRIST, will sell to the highest  
and best bidder for cash electronically  
at www.Hillsborough.realforeclose.com  
in accordance with Chapter 45, Florida  
Statutes on the 13th day of March, 2026  
at 10:00 AM on the following described  
property as set forth in said Summary  
Final Judgment, to-wit:  
Lot 134 of BERRY BAY SUBDI-  
VISION VILLAGE M, according  
to the Plat thereof as recorded

in Plat Book 142, Page(s) 135  
through 141, of the Public Re-  
cords of Hillsborough County,  
Florida.

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

If you are a person with a disability  
who needs an accommodation in order  
to access court facilities or participate  
in a court proceeding, you are entitled,  
at no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court  
Administration within 2 working days  
of the date the service is needed: Com-  
plete the Request for Accommodations  
Form and submit to 800 E. Twigg  
Street, Room 604, Tampa, FL 33602.  
/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
25-11564FL  
February 20, 27, 2026 26-00571H

FIRST INSERTION

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

**CASE NO: 25-CC-17080**  
**CARLISLE CLUB HOMEOWNER'S**  
**ASSOCIATION, INC., a Florida not-**  
**for-profit corporation,**  
**Plaintiff, vs.**  
**MARIA LUISA DIAZ, SECRETARY**  
**OF HOUSING AND URBAN**  
**DEVELOPMENT AND ANY**  
**UNKNOWN OCCUPANTS IN**  
**POSSESSION,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that,  
pursuant to the Summary Final  
Judgment in this cause, in the County  
Court of Hillsborough County,  
Florida, the Clerk of Court will sell all  
the property situated in Hillsborough  
County, Florida described as:  
Lot 1, Block 1, THE CARLISLE  
CLUB, according to the map or  
plat thereof, as recorded in Plat  
Book 69, Page 34, of the Public  
Records of Hillsborough County,  
Florida.  
Property Address: 1533 High-  
land Ridge Circle, Brandon,  
Florida, 33510.

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

April 16, 2026.  
Any person claiming an interest in  
the surplus from the sale, if any, must  
file a claim with the Clerk no later than  
the date that the Clerk reports the funds  
as unclaimed.

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

Dated this 13th day of February,  
2026.  
s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
(Steve@associationlawfl.com)  
Bar Number 56592  
Attorney for Plaintiff  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
February 20, 27, 2026 26-00565H

FIRST INSERTION

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

**CASE NO. 25-CA-004887**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**  
**CLAYTON THOMAS WHEELER,**  
**et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Final Judgment of Foreclo-  
sure dated February 05, 2026, and  
entered in 25-CA-004887 of the Cir-  
cuit Court of the THIRTEENTH Ju-  
dicial Circuit in and for Hillsborough  
County, Florida, wherein LAKEV-  
IEW LOAN SERVICING, LLC is the  
Plaintiff and CLAYTON THOMAS  
WHEELER; UNKNOWN SPOUSE  
OF CLAYTON THOMAS WHEELER;  
FOUNDATION FINANCE COMP-  
ANY LLC are the Defendant(s). Vic-  
tor Crist, Clerk of Court as the Clerk  
of the Circuit Court will sell to the  
highest and best bidder for cash at  
www.hillsborough.realforeclose.com, at  
10:00 AM, on March 11, 2026, the fol-  
lowing described property as set forth  
in said Final Judgment, to wit:

LOT 17, BLOCK 4, LAKEMONT  
HILLS - PHASE 1, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 61, PAGE(S) 30,  
OF THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA  
Property Address: 902 GREEN-  
BELT CIR, BRANDON, FL  
33510

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 ac-  
cording with Florida Statutes, Section  
45.031.

**IMPORTANT**  
**AMERICANS WITH DISABILITY**  
**ACT:** If you are a person with a dis-  
ability 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 re-  
quest 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 Ac-  
commodations Form and submit to 800  
E. Twigg 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 Coordina-  
tor, 800 E. Twigg Street, Tampa, FL  
33602, Phone: 813-272-7040, Hear-  
ing Impaired: 1-800-955-8771, Voice  
impaired: 1-800-955-8770, e-mail:  
ADA@fljud13.org

Dated this 17 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: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
25-274766 - NaP  
February 20, 27, 2026 26-00600H

FIRST INSERTION

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

**CASE NO. 25-CA-008200**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**  
**JORDAN BEECHER, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Final Judgment of Foreclosure  
dated January 06, 2026, and entered in  
25-CA-008200 of the Circuit Court of  
the THIRTEENTH Judicial Circuit in  
and for Hillsborough County, Florida,  
wherein LAKEVIEW LOAN SERVIC-  
ING, LLC is the Plaintiff and JORDAN  
BEECHER ; FLORIDA HOUSING  
FINANCE CORPORATION; UNITED  
STATES OF AMERICA, ACTING ON  
BEHALF OF THE SECRETARY OF  
HOUSING AND URBAN DEVEL-  
OPMENT are the Defendant(s). Vic-  
tor Crist, Clerk of Court as the Clerk  
of the Circuit Court will sell to the  
highest and best bidder for cash at  
www.hillsborough.realforeclose.com, at  
10:00 AM, on March 10, 2026, the fol-  
lowing described property as set forth  
in said Final Judgment, to wit:

LOT 66, BLOCK 2, CLAIR MEL  
CITY UNIT NO 51, ACCORD-  
ING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK  
36, PAGE 31, PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY FLORIDA  
Property Address: 10408 VEN-  
TURA AVE, TAMPA, FL 33619

Any person claiming an interest in  
the surplus from the sale, if any, other  
than the property owner as of the date of  
the lis pendens must file a claim in ac-  
-

dance with Florida Statutes, Section  
45.031.

**IMPORTANT**  
**AMERICANS WITH DISABILITY**  
**ACT:** If you are a person with a dis-  
ability 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 re-  
quest 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 Ac-  
commodations Form and submit to 800  
E. Twigg 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 Coordina-  
tor, 800 E. Twigg Street, Tampa, FL  
33602, Phone: 813-272-7040, Hear-  
ing Impaired: 1-800-955-8771, Voice  
impaired: 1-800-955-8770, e-mail:  
ADA@fljud13.org

Dated this 17 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: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
25-328475 - NaP  
February 20, 27, 2026 26-00603H

FIRST INSERTION

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

**CASE NO. 24-CA-001637**  
**FTF LENDING, LLC,**  
**Plaintiff, vs.**  
**ONE HOUR HOUSE SOLUTIONS**  
**LLC, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Summary Final Judgment of Fore-  
closure entered September 03, 2025 in  
Civil Case No. 24-CA-001637 of the Cir-  
cuit Court of the THIRTEENTH JUDI-  
CIAL CIRCUIT in and for Hillsborough  
County, Tampa, Florida, wherein FTF  
LENDING, LLC is Plaintiff and One  
Hour House Solutions LLC, et al., are  
Defendants, the Clerk of Court, VIC-  
TOR D. CRIST, will sell to the highest  
and best bidder for cash electronically  
at www.Hillsborough.realforeclose.com  
in accordance with Chapter 45, Florida  
Statutes on the 16th day of March, 2026  
at 10:00 AM on the following described  
property as set forth in said Summary  
Final Judgment, to-wit:

LOT BEGINNING AT THE  
NORTHEAST CORNER OF  
THE NORTHWEST 1/4 OF  
SECTION 8, TOWNSHIP 30  
SOUTH, RANGE 21 EAST, IN  
HILLSBOROUGH COUNTY,  
FLORIDA, RUN THENCE  
WEST 115.49 FEET, SOUTH  
115.93 FEET, EAST 115.49  
FEET, THENCE NORTH 115.93 FEET  
TO THE POINT OF BEGIN-  
NING;  
AND BEGINNING AT THE  
NORTHEAST CORNER OF  
THE NORTHWEST 1/4 OF

SECTION 8, TOWNSHIP 30  
SOUTH, RANGE 21 EAST, IN  
HILLSBOROUGH COUNTY,  
FLORIDA, RUN THENCE  
SOUTH 115.93 FEET FOR  
POINT OF BEGINNING,  
THENCE WEST 115.49 FEET,  
SOUTH 115.92 FEET, EAST  
115.49 FEET, NORTH 115.92  
FEET TO THE POINT OF BE-  
GINNING, LESS RIGHTS-OF-  
WAY FOR ROADS.  
TOGETHER WITH MOBILE  
HOME LOCATED THEREON:  
1975 GMAN #10073A AND  
10073B.

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

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

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-08562FL  
February 20, 27, 2026 26-00561H

**PUBLISH YOUR LEGAL NOTICE**

Call 941-906-9386

and select the appropriate County  
name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business**  
**Observer**

--- SALES/ ACTIONS/ ESTATE /---

FIRST INSERTION

**RE-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-003213 PRESIDENTIAL BANK, FSB, Plaintiff, vs. FABIO V. REYES; YVONNE LIMA REYES; PANTHER TRACE II HOMEOWNERS' ASSOCIATION, INC., Defendant(s).**  
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated December 11, 2025, and entered in Case No. 25-CA-003213 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Presidential Bank, FSB, is Plaintiff and Fabio V. Reyes; Yvonne Lima Reyes; Panther Trace II Homeowners' Association, Inc., are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 a.m. on the 15th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 32, PANTHER TRACE PHASE 2B-3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11806 Harpswell Drive, Riverview, Florida 33579 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg Street, 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: 2/17/2026  
McCabe, Weisberg & Conway, LLC  
By: /s/ Craig Stein  
Craig Stein, Esq.  
Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 25-400095  
February 20, 27, 2026 26-00598H

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. 24-CA-004134**

**MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. DIANA GOMEZ, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CELESTINA GOMEZ, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 08, 2025, and entered in 24-CA-004134 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and DIANA GOMEZ, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CELESTINA GOMEZ, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROLANDO GOMEZ; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT FOR HILLSBOROUGH COUNTY, FLORIDA; KIMBERLEY A. RIVERS; DIANA GOMEZ; JESUS GOMEZ; ARECENIO GOMEZ; FIDEL GOMEZ; MAYRA GOMEZ; NELIDA COLON GOMEZ 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](http://www.hillsborough.realforeclose.com), at 10:00 AM, on March 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 4, TOWN 'N' COUNTRY PARK UNIT NO. 34, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6417 EDEN LANE, TAMPA, FL 33634

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 18 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: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
23-165309 - NaP  
February 20, 27, 2026 26-00610H

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
**CASE NO: 2025 CP 2876**  
**IN RE: ESTATE OF MICHELLE RENEE EMERSON, Deceased.**

The administration of the estate of MICHELLE RENEE EMERSON, deceased, whose date of death was March 15, 2025 and whose Social Security Number ends in XXX-XX-4421, is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

**Personal Representative:**  
**John W. MacGloan**  
15890 County Road 675  
Parrish, Florida 34219  
Attorney for Personal Representative:  
Brenden S. Moriarty, Esq.  
LONG, RAGSDALE & WATERS, P.C.  
1111 N. Northshore Drive, Suite S-700  
Knoxville, Tennessee 37979  
(865) 584-4040  
Florida Bar No. 0189863  
bmoriarty@lrllaw.com  
pleadings@suncoastlegalgroup.com  
February 20, 27, 2026 26-00609H

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. 22-CA-001999**

**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. FRANCCORP INC., et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2026, and entered in 22-CA-001999 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KATRINA GUYTON; FRANCCORP INC.; HAWKS POINT WEST HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on March 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, IN BLOCK 47, OF HAWKS POINT PHASE N TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 241, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 2227 GOLDEN FALCON DR, RUSKIN, FL 33570

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

FIRST INSERTION

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

**CASE No. 25-CA-008276 SUN WEST MORTGAGE COMPANY, INC., Plaintiff vs. ALAIN BAYLOSIS AKA ALAIN ALCARAZ BAYLOSIS, et al., Defendants**

TO: KIMBERLY RUTH GRECCO  
3623 S GARDENIA AVENUE, TAMPA, FL 33629  
4310 W SPRUCE STREET #210, TAMPA, FL 33607  
5802 SOUTH 3RD STREET, TAMPA, FL 33611  
ALAIN BAYLOSIS  
3623 S GARDENIA AVENUE, TAMPA, FL 33629  
4310 W SPRUCE STREET #210, TAMPA, FL 33607  
5802 SOUTH 3RD STREET, TAMPA, FL 33611  
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 12, BLOCK 9 OF BELMAR SHORES REVISED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE(2) 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on

February 20, 27, 2026 26-00602H

dance 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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 17 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: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
22-009534 - MiM  
February 20, 27, 2026 26-00602H

FIRST INSERTION

**NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
CIVIL DIVISION  
**CASE NO.: 25-CA-008248**

**U.S. BANK TRUST COMPANY, N.A., Not in its individual capacity, but solely as Indenture Trustee for RAIN CITY MORTGAGE TRUST 2024-RTL1, Plaintiff, vs. CROOKED PINE INVESTMENTS, LLC, LEBARRON DURANT, CITY OF TAMPA, a political subdivision of the State of Florida, GAVIN SIGLE, and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in this cause in the Circuit Court of Hillsborough County, Florida, and Fla. Stat. 45.031, Victor Crist as Clerk of this Court, will sell the real estate located in Hillsborough County Florida, described as:

Lot 68, EVELYN CITY, according to the plat thereof as recorded in Plat Book 9, Page 65, of the Public Records of Hillsborough County, Florida.  
Property Address: 911 East Crenshaw Street, Tampa, FL 33604-4314

at a public sale, to the highest and

best bidder, for cash, at <https://www.hillsborough.realforeclose.com> on March 16, 2026, beginning at 10:00 a.m. EST.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg 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.

Jason M. Ellison, Esq.  
Ellison Lazenby, PLLC  
9800 4TH Street North  
Suite 1770  
St. Petersburg, Florida 33702  
(727) 362-6151  
Attorney for Plaintiff  
February 20, 27, 2026 26-00581H

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. 29-2022-CA-003840**

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ELISBETH E. JUDSON A/K/A ELISBETH JUDSON, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2023, and entered in 29-2022-CA-003840 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and ELISBETH E. JUDSON A/K/A ELISBETH JUDSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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](http://www.hillsborough.realforeclose.com), at 10:00 AM, on March 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK H, FLORAL GARDENS UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 9 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 306 FLORAL DRIVE, TAMPA, FL 33613

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 18 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: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
22-014432 - CyO  
February 20, 27, 2026 26-00611H

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
**File No.: 26-CP-000430**  
**Division: A**  
**IN RE: ESTATE OF VIVIAN PELAYO, Deceased.**

The administration of the estate of VIVIAN PELAYO, deceased, whose date of death was December 20, 2024, is pending in Case No. 26-CP-000430 of the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. No personal representative has been appointed. The estate is proceeding under summary administration.

All creditors of the decedent and other persons having claims or demands against the estate must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, or such claims 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.

Pursuant to section 733.212(1), Florida Statutes, the petitioner and his attorney hereby state that a personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in sections 732.216-732.228, applies or may apply, unless a written demand is made by a creditor under section 732.2211.

**Petitioner**  
**Joseph K Pelayo**  
17601 Esprit Dr  
Tampa, FL 33647  
Attorney for Petitioner:  
Omar A. Erchid, Esq.  
ERCHID LAW PLLC  
Florida Bar No. 1010955  
203 N. Armenia Ave, #101  
Tampa, Florida 33609  
omar@erchidlaw.com  
Office: (813) 631-7226  
Fax: (813) 946-5101  
February 20, 27, 2026 26-00566H

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
**File No. 25-CP-003095**  
**IN RE: ESTATE OF GEORGE EARL WATKINS, JR Deceased.**

The administration of the estate of George Earl Watkins, Jr, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

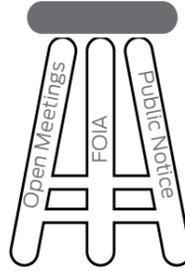
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 20, 2026

**Personal Representative:**  
**Kieve McCloud, Sr.**  
104 Kendale Drive  
Safety Harbor, FL 34695  
Attorney for Personal Representative:  
LaShawn Strachan, Esquire  
Florida Bar Number: 0321760  
10150 Highland Manor Dr., Suite 200  
Tampa, FL 33610  
Telephone: (813) 606-4111  
Fax: (813) 606-4112  
E-Mail: lstrachanesq@msn.com  
February 20, 27, 2026 26-00614H

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / TAX DEEDS ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 ALLEY ABUTTING THEREON BLK 2  
PLAT BK / PG : 8 / 27  
SEC - TWP - RGE : 19 - 28 - 19

Name(s) in which assessed:  
MMAM 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

--- PUBLIC SALES / TAX DEEDS ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1499190000  
File No.: 2026-130  
Certificate No.: 2023 / 13011  
Year of Issuance: 2023

Description of Property:  
FERN CLIFF LOT 237  
PLAT BK / PG : 11 / 33  
SEC - TWP - RGE : 30 - 28 - 19  
Name(s) in which assessed:  
JON BURKE

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 26-00404H

SECOND INSERTION

Public Notice

Effective March 12, 2026, Michael Zane, DO, will no longer be providing care at Optum.

Patients of Dr. Zane may continue care at Optum - Seffner.

Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.



Feb. 13, 20, 27, Mar. 6, 2026 26-00488H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0078530000  
File No.: 2026-134  
Certificate No.: 2023 / 1131  
Year of Issuance: 2023

Description of Property:  
TOWN'N COUNTRY PARK UNIT NO 20 LOT 14 BLOCK 50  
PLAT BK / PG : 41 / 45  
SEC - TWP - RGE : 36 - 28 - 17  
Name(s) in which assessed:  
YUNEKOM 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 26-00406H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0800120400  
File No.: 2026-139  
Certificate No.: 2023 / 8340  
Year of Issuance: 2023

Description of Property:  
17-27-21 FROM NW COR OF SW 1/4 OF SW 1/4 RUN N 1175.92 FT & E 980.12 FT FOR POB THN E 150 FT S 312 FT E 19.14 FT S 29 DEG W 234.88 FT S 87 DEG W 50 FT & N TO POB  
SEC - TWP - RGE : 17 - 27 - 21  
Name(s) in which assessed:  
WINTHROP L JOHNSON SR

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 26-00408H

SECOND INSERTION

NOTICE OF PUBLIC SALE:

DieselNoel Fleet Services, LLC (813) 618-7950 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 02/28/2026 12:00 PM at 3825 S 50th St, Tampa, FL 33619 pursuant to subsection 713.78 of the Florida Statutes. 4V4NC9EJOLN255844 2020 VOLVO VN

Charges for VIN 4V4NC9EJOLN255844 Storage Charges To Date: \$0.00 February 13, 20, 2026 26-00468H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0016450200  
File No.: 2026-132  
Certificate No.: 2023 / 61  
Year of Issuance: 2023

Description of Property:  
KEYSTONE PARK COLONY TRACT BEG 2250 FT W OF NE COR OF NW 1/4 BEING NW COR OF LOT 3 BLOCK 23 OF KEYSTONE PARK AND RUN W 100 FT S TO NELY R/W LINE OF TARPON SPRINGS-LAKE FERN RD SELY TO W LINE OF KEYSTONE PARK SUB AND N TO BEG  
PLAT BK / PG : 5 / 55  
SEC - TWP - RGE : 18 - 27 - 17  
Name(s) in which assessed:  
SNF VENTURES 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 26-00405H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0878840000  
File No.: 2026-138  
Certificate No.: 2023 / 9283  
Year of Issuance: 2023

Description of Property:  
TRACT BEG 1252 FT N AND 1320 FT W OF SE COR OF NE 1/4 AND RUN N 198 FT W 310 FT S 198 FT AND E 310 FT TO BEG  
SEC - TWP - RGE : 17 - 30 - 21  
Name(s) in which assessed:  
ESTATE OF LUANNA R LEACH  
YVONNE L LEACH  
LUANNA R LEACH

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

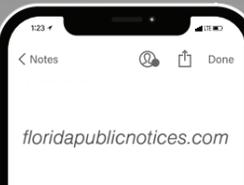
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Carolina Muniz, Deputy Clerk

Feb. 6, 13, 20, 27, 2026 26-00407H

OFFICIAL COURTHOUSE WEBSITES

- MANATEE COUNTY manateeclerk.com
- SARASOTA COUNTY sarasotaclerk.com
- CHARLOTTE COUNTY charlotteclerk.com
- LEE COUNTY leeclerk.org
- COLLIER COUNTY collierclerk.com
- HILLSBOROUGH COUNTY hillsclerk.com
- PASCO COUNTY pascoclerk.com
- PINELLAS COUNTY mypinellasclerk.gov
- POLK COUNTY polkcountyclerk.net
- ORANGE COUNTY myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

Business Observer

## --- ESTATE / ACTIONS / SALES ---

## SECOND 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. 732.221, 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 26-00478H

## SECOND 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. 732.221, 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

## SECOND 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 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 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  
Phn: 813-651-1233  
Email: ed@fcllp.com  
February 13, 20, 2026 26-00483H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT 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. 732.221, 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:  
ntservice@hnh-law.com  
February 13, 20, 2026 26-00515H

## SECOND INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-012090

**U.S. BANK NATIONAL  
ASSOCIATION,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF DEBORAH  
NORTON, DECEASED AND THE  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF ROBERT E.  
GOULD, DECEASED, et al.  
Defendant(s).**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH NORTON, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT E. GOULD, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF F. MELISSA GOULD, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: STOEEL MARKES, JR., AELISHA GOULD, SONJI GOULD, AUNDRAY GOULD, REGINALD GOULD, ANTWAN GOULD, DARREL GOULD, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
TO: JAMEL MARKES,

Whose Residence Is: 12111 Tree Haven Ave, Gibsonton, FL 33534-5653 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 21, BLOCK 13, DEL RIO ESTATES, UNIT 3, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/16/2026 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

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

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-328481  
February 13, 20, 2026 26-00506H

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 25-CP-004123  
IN RE: THE ESTATE OF  
CLINT SANDOVAL,  
Deceased.

The administration of The Estate of CLINT SANDOVAL, whose date of death was July 23, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative is:**  
**ROSA LAURA GONZALEZ**  
407 13TH ST. NE  
Ruskin FL 33570  
/s/ Rolando Santiago  
Attorney for Personal Representative  
Rolando J. Santiago, Esq.  
RJS Law Group  
306 N US Hwy 41  
Ruskin, FL 33570  
Tel: 813-641-0010  
Fla. Bar No.: 557471  
February 13, 20, 2026 26-00484H

## 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. 22-CA-007547

**RESIDENTIAL FORECLOSURE  
NAVY FEDERAL CREDIT UNION  
Plaintiff, vs.  
CHRISTOPHER S. MAIDA A/K/A  
CHRISTOPHE MAIDA A/K/A  
CHRISTOPHER MAIDA A/K/A  
CHRISTOPHER SHIRAH MAIDA  
A/K/A CHRIS MAIDA; AMANDA  
MAIDA A/K/A AMANDA P. MAIDA  
A/K/A AMANDA LEE MAIDA  
A/K/A AMANDA LEE PHILLIPS  
A/K/A AMANDA PHILLIPS MAIDA  
, RETREAT AT CARROLLWOOD  
ASSOCIATION, INC.; UNITED  
STATES OF AMERICA, INTERNAL  
REVENUE SERVICE; AMERICAN  
EXPRESS NATIONAL BANK; CAN  
CAPITAL ASSET SERVICES, INC.;  
IERNIA HEATING & COOLING,  
INC.; UNKNOWN SPOUSE OF  
CHRISTOPHER S. MAIDA A/K/A  
CHRISTOPHE MAIDA A/K/A  
CHRISTOPHER MAIDA A/K/A  
CHRISTOPHER SHIRAH MAIDA  
A/K/A CHRIS MAIDA; UNKNOWN  
SPOUSE OF AMANDA MAIDA  
A/K/A AMANDA P. MAIDA A/K/A  
AMANDA LEE MAIDA A/K/A  
AMANDA LEE PHILLIPS A/K/A  
AMANDA PHILLIPS MAIDA, AND  
UNKNOWN TENANTS/OWNERS,  
Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2023, 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 37, RETREAT AT CARROLLWOOD, ACCORDING TO THE PLAT RECORDED IN

PLAT BOOK 120, PAGES 219 THROUGH 228, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 14320 AVON FARMS DRIVE, TAMPA, FL 33618; 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 11, 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 this February 9, 2026

By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
(813) 229-0900 x  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
110650/2219648/CMP  
February 13, 20, 2026 26-00513H

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CASE NO.: 25-CA-000562

**U.S. BANK NATIONAL  
ASSOCIATION, AS  
INDENTURE TRUSTEE, FOR  
LHOM MORTGAGE TRUST  
2023-RTL3, MORTGAGE-BACKED  
NOTES, SERIES 2023-RTL3,  
Plaintiff, v.  
iAUCTION GROUP 9, LLC, a  
Virginia Limited Liability Company;  
CRAIG VAN DERNOOT, an  
Individual; UNKNOWN TENANT  
#1; UNKNOWN TENANT #2;  
UNKNOWN TENANT #3,  
UNKNOWN TENANT #4,  
UNKNOWN TENANT #5,  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order dated January 26, 2026 entered in Civil Case No. 25-CA-000562 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOM MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3, Plaintiff and iAUCTION GROUP 9, LLC, a Virginia Limited Liability Company; CRAIG VAN DERNOOT, AN INDIVIDUAL; UNKNOWN TENANT #1 N/K/A RONALD BENEVENTO; UNKNOWN TENANT #2; UNKNOWN TENANT #3 N/K/A MICHAEL HARDNETT, UNKNOWN TENANT #4 N/K/A MAURICE SHIPMAN, UNKNOWN TENANT #5 N/K/A SAVANNAH MCPHARLEY are defendants, Victor D. Crist, Clerk of Court, will sell the property at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) beginning at 10:00 AM on March 5, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 6, BLOCK 26, OF BONITA, ACCORDING TO THE

MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2004 East 33rd Ave, Tampa, FL 33610  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Wainstein  
Jordan Wainstein  
FBN: 1039538  
File No: 3843.000137  
February 13, 20, 2026 26-00476H

## SECOND INSERTION

**NOTICE OF ASSIGNMENT FOR  
THE BENEFIT OF CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 26-CA-001489

In re:  
**ALL FLORIDA TRUCK AND  
EQUIPMENT REPAIR, LLC,**  
Assignor, to  
**LARRY S. HYMAN,**  
Assignee.  
**TO: ALL CREDITORS AND OTHER  
INTERESTED PARTIES:**

1. PLEASE TAKE NOTICE that on or about February 9, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by ALL FLORIDA TRUCK AND EQUIPMENT REPAIR, LLC, Assignor, with its most recent place of business at 6302 N. 56th Street, Tampa, FL 33610, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before June 9, 2026.  
Feb. 13, 20, 27; Mar. 6, 2026

26-00531H



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

THIRD 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)(11).

If Eric Joseph Steinbrunner does not file a motion to contest the adoption within fifteen (15) days after the service of this notice, the above named

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

THIRD INSERTION

Filed: 10/29/2025 1:40 PM  
Clerk  
Hamilton County, Indiana

**NOTICE OF ADOPTION**  
IN THE HAMILTON SUPERIOR COURT ROOM NO. 5  
**CAUSE NO.**

**29D05-2508-AD-001066**  
**STATE OF INDIANA COUNTY OF HAMILTON IN THE MATTER OF THE ADOPTION OF MADISON ALEXIS STEINBRUNNER, a minor child**

Eric Joseph Steinbrunner is notified that a petition for adoption of a child named, Madison Alexis Steinbrunner, born on August 23, 2019, by the spouse of the biological parent of the Child, was filed in the office of the Clerk the Hamilton Superior Court, Room No. 5, One Hamilton County Square, Noblesville, Indiana 46060. The petition for adoption alleges that the consent of Eric Joseph Steinbrunner is not required pursuant to Indiana Code § 31-19-9-8(a)(1), Indiana Code § 31-19-9-8(a)(2) and (a)(11).

If Eric Joseph Steinbrunner does not file a motion to contest the adoption within fifteen (15) days after the service of this notice, the above named

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

26-00446H

SECOND 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, THROUGH, UNDER, OR AGAINST JOSEPH DALE HALL; THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JOSEPH DALE 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 85 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 89.49'41" EAST, A DISTANCE OF 16.42 FEET; THENCE SOUTH 00'05'38" 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 A CHORD 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 00'01'41" 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, 28100 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 33602

Plaintiff'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  
26-00535H

FOURTH 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 Oguntubi, 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 Oguntubi  
1904 West Cass Street  
Tampa, Florida 33606  
(813) 254-8717  
kemi@oguntubilaw.com/  
foguntubi@aol.com  
Jan. 30; Feb. 6, 13, 20 2026

26-00296H

SECOND INSERTION

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

**CIRCUIT CIVIL DIVISION**

**CASE NO.: 25-CA-010670**

**SERV BANK, 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

DEG 34' 40" EAST, 42.80 FEET AND SOUTHERLY 37.56 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 427.68 FEET, CHORD BEARING SOUTH 4 DEG 23' 31" EAST, 37.56 FEET THENCE WEST 144.90 FEET TO THE POINT OF BEGINNING.; and that certain 2005, 27 X 48 Lifestag Model Number 4522L, Mobile Home Serial Number(s): FLFL470B3137SLF21.  
Property address: 9921 Alavista Drive, Gibsonton, FL 33534

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

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

DATED this day of FEB 03 2026.  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court (SEAL) BY: Patricia Corbin  
Deputy Clerk

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

SECOND 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 BAKER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, 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 OF HILLSBOROUGH COUNTY (SEAL) By Jennifer Taylor  
As Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Email: AccountsPayable@mccalla.com  
25-12056FL  
February 13, 20, 2026 26-00470H



**What is a public notice?**

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice call:  
**941-906-9386**

LV18237-V5

## --- SALES / ESTATE ---

## 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. 14-CA-006072

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

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 14-CA-006072 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein WELLS FARGO BANK, NA is the Plaintiff and Michael J. Katchuk A/K/A Michael Katchuk, Rosa M Katchuk are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 11th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

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

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

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

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

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

## SECOND INSERTION

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

TO ALL WHOM IT MAY CONCERN

The administration of the estate of Sheila M. Luk, deceased, whose date of death was January 8, 2025, File number 25-CP-4365, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

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

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

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY FLORIDA  
Case No.: 25-CC-036866  
Division: R

**STONELAKE RANCH HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs. ARJEN HOMES, LLC, Defendant.**

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

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

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

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

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

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

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

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

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

## SECOND INSERTION

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

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

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

All other 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 13, 2026.

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

## SECOND INSERTION

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

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 13, 2026.

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

## SECOND 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. 732.221, 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 13, 2026.

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

## SECOND 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.

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 13, 2026.

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

## 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. 25-CA-001913  
Division

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

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 2, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 1, BLOCK C, WEST BAY TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGES 51 AND 52, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, and commonly known as: 10243

VILLA PALAZZO CT, TAMPA, FL 33615; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on March 12, 2026 at 10:00 AM.

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

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

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

## SECOND INSERTION

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

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

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

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

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

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

"Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: [FLService@logs.com](mailto:FLService@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: [FLService@logs.com](mailto:FLService@logs.com) For all other inquiries: [mtebbi@logs.com](mailto:mtebbi@logs.com) By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 25-333020 FCO1 NAS February 13, 20, 2026 26-00510H

--- SALES ---

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 25-CA-005440

**DIVISION: C**  
**SUNNY MONDAY, LLC, GABRIEL FELDMAN, AND DADDY MANAGEMENT GROUP, LLC, Plaintiff, vs. SPA 2, LLC, et al., Defendants.**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in Case No. 25-CA-005440 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which SUNNY MONDAY, LLC, GABRIEL FELDMAN, AND DADDY MANAGEMENT GROUP, LLC, is the Plaintiff and SPA 2, LLC; LOUIS H. BENNETT; DEBORAH J. BENNETT; SMU LIMITED, INC.; STELLA GIUDICELLI; BELUGA INVESTMENT, LLC; HERRA, LLC; AGRIPA, LLC; CUADRIFELD, LLC are defendants, Victor Crist, Clerk of the Court, will sell to the highest and best bidder for cash in/on https://www.hillsborough.realforeclose.com/index.cfm in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida on March 3, 2026, at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:

A PARCEL OF LAND LYING WITHIN LOT 19 OF CRENSHAW ACRES SUBDIVISION, AS RECORDED IN PAT BOOK 29, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 19 (ALSO THE NORTH-EAST CORNER OF LOT 20 AND PROCEED S.00° 12' 50" W., ALONG THE WEST BOUNDARY OF SAID LOT 19, A DISTANCE OF 279.41 FEET (S.00° 14' 02" W., 280.00 FEET, DEED) FOR A POINT OF BEGINNING; THENCE S. 89° 49' 42" E. A DISTANCE OF 250.02 FEET (S. 89° 49' 42" E., 250.01 FEET, DEED); THENCE N. 44° 46' 06" E., A DISTANCE OF 42.68 FEET (N. 44° 59' 31" E.,

42.78 FEET, DEED) THENCE S. 00° 11' 38" W., A DISTANCE OF 548.43 FEET (S. 00° 16' 41" W., 548.34 FEET, DEED); THENCE N. 85° 27' 24" W., A DISTANCE OF 165.78 FEET; THENCE N. 21° 04' 11" E., A DISTANCE OF 105.92 FEET; THENCE N. 17° 30' 55" W., A DISTANCE OF 19.50 FEET; THENCE N 15° 20' 36" E., A DISTANCE OF 34.89 FEET; THENCE N. 31° 28' 01" W., A DISTANCE OF 23.60 FEET; THENCE N. 16° 30' 23" W., A DISTANCE OF 164.91 FEET; THENCE N. 89° 47' 10" W., A DISTANCE OF 95.81 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 19; THENCE N. 00° 12' 50" E., ALONG SAID WEST BOUNDARY, A DISTANCE OF 176.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS THE FOLLOWING PROPERTY: AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 19 (ALSO THE NORTH-EAST CORNER OR LOT 20) AND PROCEED S. 00° 12' 50" W., ALONG THE WEST BOUNDARY OF SAID LOT 19, A DISTANCE OF 279.41 FEET (S. 00° 14' 02" W., 280.00 FEET, DEED); THENCE S. 89° 49' 42" E., A DISTANCE OF 250.02 FEET (S. 89° 49' 42" E., 250.01 FEET, DEED); THENCE N. 44° 46' 06" E., A DISTANCE OF 42.68 FEET (N. 44° 59' 31" E., 42.78 FEET DEED); THENCE S. 00° 11' 38" A DISTANCE OF 141.82 FEET TO THE POINT OF BEGINNING, THENCE N. 40° 57' 03" E., A DISTANCE OF 7.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 18.00 FEET, AND A CHORD WHICH BEARS N. 20° 27' 47" E. A DISTANCE OF 12.60 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 12.87 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 117.00 FEET, AND A CHORD WHICH BEARS N. 15° 49' 31" E., A DISTANCE OF 63.91 FEET; THENCE ALONG THE

ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 64.73 FEET TO A POINT OF TANGENCY; THENCE N. 31° 40' 32" E., A DISTANCE OF 25.81 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CRENSHAW LAKE ROAD, SAID POINT LYING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 205.00 FEET, AND A CHORD WHICH BEARS S. 86° 26' 06" E, 30.02 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.04 FEET; THENCE S. 31° 40' 32" W., A DISTANCE OF 24.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 87.00 FEET, AND A CHORD WHICH BEARS S. 15° 57' 46" W., A DISTANCE OF 47.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 47.72 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 22.00 FEET, AND A CHORD WHICH BEARS S. 81° 16' 00" E., A DISTANCE OF 43.52 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 62.60 FEET TO A POINT OF TANGENCY; THENCE N. 17° 13' 00" E, A DISTANCE OF 60.20 FEET TO A POINT THE SOUTHERLY RIGHT-OF-WAY LINE OF CRENSHAW LAKE ROAD, SAID POINT LYING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 205.00 FEET, AND A CHORD WHICH BEARS S. 75° 30' 40" E., A DISTANCE OF 30.03 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.06 FEET; THENCE S. 17° 13' 00" W., A DISTANCE OF 61.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET, AND A CHORD WHICH BEARS S. 71° 36' 23" W., A DISTANCE OF 84.55 FEET; THENCE ALONG THE

ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 98.73 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, AND A CHORD WHICH BEARS S. 63° 05' 56" W., A DISTANCE OF 17.80 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 21.96 FEET TO A POINT OF TANGENCY; THENCE S. 00° 12' 06" W., A DISTANCE OF 90.93 FEET; THENCE N. 89° 47' 41" W., A DISTANCE OF 1 S.02 FEET; THENCE N. 00° 11' 38" E., A DISTANCE OF 123.18 FEET TO THE POINT OF BEGINNING.

FOLIO NUMBER: 015219-0100  
PROPERTY ADDRESS: 17064 COMUNIDAD DE AVILA, LUTZ FL 33548

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

\*\*See Americans with Disabilities Act\*\*

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

/s/ Damian G. Waldman  
Damian G. Waldman, Esq.  
Florida Bar No. 0090502  
Law Offices of Damian G. Waldman, P.A.

PO Box 5162  
Largo, FL 33779  
Telephone: (727) 538-4160  
Facsimile: (727) 240-4972  
Email 1: damian@dwardmanlaw.com  
Email 2: dmiller@dwardmanlaw.com  
E-Service: service@dwardmanlaw.com  
Attorneys for Plaintiff  
February 13, 20, 2026 26-00472H

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.: 15-CA-003043  
LENNAR MORTGAGE, LLC F/K/A EAGLE HOME MORTGAGE, LLC F/K/A UNIVERSAL AMERICAN MORTGAGE COMPANY LLC

Plaintiff(s), vs. CHARLES JOHNSON; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 8, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of March, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 5, Block 13, of SPYGLASS AT RIVER BEND, according to the plat thereof, as recorded in Plat Book 106, Page 206, of the Public Records of Hillsborough County, Florida.

Property address: 125 Orange Mill Avenue, Ruskin, FL 33570

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

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

AMERICANS WITH DISABIL-

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. 29-2024-CA-005094  
Division A  
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. ANTHONY CIMINO, UNKNOWN SPOUSE OF ANTHONY CIMINO, WALDEN LAKE COMMUNITY ASSOCIATION, INC., SUTTON WOODS HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 28, 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 2, IN BLOCK 2, WALDEN LAKE UNIT 23, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 23 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3061 SUTTON WOODS DR, PLANT CITY, FL 33566; 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. Twigg 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 6, 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  
February 13, 20, 2026 26-00500H

SECOND INSERTION

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

CASE NO.: 22-CA-004534  
DIVISION: 0

FLORIDA BAR NO.: 279889  
CARRON BAILY, AND KENNETH ROSS BAILEY, Plaintiffs, UNITED STATES OF AMERICA DEVELOPERS, INC. a dissolved Florida corporation, Defendant,

NOTICE is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above captioned case, the Clerk will sell the property situated in Hillsborough County, Florida, described as:

Lots 3, 4, 10 and 11, Block 4, UCETA HEIGHTS according to the plat thereof as recorded in Plat Book 16, Page 14, Public Records of Hillsborough County, Florida Property Address: 7207 Westinghouse Ave., Tampa, Hillsborough County, Florida 33619. at public sale, to the highest and best

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

Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-007983-1 February 13, 20, 2026 26-00525H

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

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

AMERICANS WITH DISABIL-

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.: 16-CA-007158  
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CHALET SERIES IV TRUST, Plaintiff, v. HARMON ROSS BING, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 30, 2017 and entered in Case No. 16-CA-007158 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein HARMON ROSS BING, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on March 24, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 36, BLOCK 1, PANTHER TRACE PHASE 1A, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 93, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

and commonly known as: 10731 BANFIELD DR , RIVERVIEW, FL 33579 (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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161

Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
fcpleadings@ghidottiberger.com  
February 13, 20, 2026 26-00507H

SECOND INSERTION

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

Case No.: 25-CA-002296  
SUNCOAST EQUITY PARTNERS LLC, a Florida limited liability company, Plaintiff, vs. 614 BEVERLY DR LLC, a Florida limited liability company, XAVIER HASANI THOMPSON, individually, JEREMY MCLOCHLIN, individually, CHELSI MCLOCHLIN, individually, MARY SINGLETON, an individual, MV REALTY PBC, LLC, a Florida limited liability company, UNKNOWN PARTIES IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 25-CA-002296 on January 28, 2026, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Suncoast Equity Partners LLC, Plaintiff, and 614 Beverly Dr LLC, Defendant, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below at Public Sale, online at www.hillsborough.realforeclose.com at 10:00 A.M. on the 2nd day of April 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 12, Block 3, Brandon Hills Subdivision, according to the map or plat thereof, as recorded in Plat Book 34, Page(s) 16, of the

Public Records of Hillsborough County, Florida.

Property Address: 614 Beverly Drive, Brandon, Florida 33510

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.

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. Twigg 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.

/s/ Catherine Paige Andringa  
FRANK A. LAFALCE, ESQUIRE  
Florida Bar Number: 0980609  
flafalce@anthonyandpartners.com  
C. PAIGE ANDRINGA  
Florida Bar No.: 1028374  
cpanringa@anthonyandpartners.com  
Anthony & Partners, LLC  
100 S. Ashley Drive, Ste 1600  
Tampa, Florida 33602  
Telephone: 813/273-5616  
Telecopy: 813/221-4113  
Attorney for the Plaintiff  
February 13, 20, 2026 26-00502H

**SAVE TIME**

Email your Legal Notice  
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

Business Observer

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

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

CIVIL ACTION  
CASE NO.: 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, BAISDENS ADDITION TO THE CITY OF WEST TAMPA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 30, OF

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/ Charline Calhoun

Florida Bar #16141

IN/22-001984

February 13, 20, 2026

26-00545H

## SECOND INSERTION

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

Case No. 25-CA-009400

Navy Federal Credit Union

Plaintiff, vs.  
Brian Welch a/k/a Brian Andrew Welch; et al  
Defendants.

TO: Brian Welch a/k/a Brian Andrew Welch and Unknown Spouse of Brian Welch a/k/a Brian Andrew Welch Last Known Address: 6161 Memorial Highway Apt 810, Tampa, FL 33615

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

LOT 57, BLOCK 17, TOUCHSTONE PHASE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 280, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 03/11/2026, and file the original with

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

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
DATED ON FEB 03 2026.

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

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F02513  
February 13, 20, 2026 26-00466H

## SECOND INSERTION

**NOTICE OF LEGAL ACTION CONSTRUCTIVE SERVICE**  
IN CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE# 26-CA-000888  
DIVISION: CIVIL

JOHN R. FREEHAFFER

Plaintiff vs  
BRYAN BENJAMIN LEVINE, ESQ,  
ATTORNEY FOR BRENTWOOD HILLS HOA,  
Defendant

Notice is hereby given that an action has been commenced and is now pending in the CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA on the Complaint of the above-named PLAINTIFF, JOHN R. FREEHAFFER, against the above-named DEFENDANT:

BRYAN BENJAMIN LEVINE, ESQ,  
ATTORNEY FOR BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC, ON OCTOBER 24, 2014, AT 11:56 AM, WHOSE ADDRESS IS:  
KNOX LEVINE, P.A.  
36354 US HIGHWAY 19 N  
PALM HARBOR, FL 34684-1328

for QUIET TITLE; and that the real property in the County of HILLSBOROUGH affected thereby is particularly described as follows:

LOT 20, BLOCK 2, BRENTWOOD HILLS TRACT D/E, UNIT 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 68-1 THROUGH 68-4, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

WITH THE STREET PROPERTY ADDRESS:

1346 DEW BLOOM ROAD,  
VALRICO, FL 33594

ALSO KNOWN AS:

1346 DEW BLOOM ROAD,  
BRANDON, FL 33511

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

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

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

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

JOHN R. FREEHAFFER,  
5297 Lydia Court,  
Spring Hill, FL 34608,  
fr33haf3r@gmail.com  
(352)587-7193  
Feb. 13, 20, 27; Mar. 6, 2026  
26-00480H

## 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.: 23-CA-014536

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP 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 https://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 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

Christoph Hellewell, Esq.

FL Bar No.: 114230

Anya E. Macias, Esq.

FL Bar No.: 0458600

Tara Rosenfeld, Esq.

FL Bar No.: 59454

Johanni Fernandez-Marmol, Esq.

FL Bar No.: 1055042

Jimmy Edwards, Esq.

FL Bar No.: 81855

Rebecca E. Smith, Esq.

FL Bar No.: 1069865

Spencer Gollahon, Esq.

FL Bar No.: 647799

fcpleadings@ghidottiberger.com

February 13, 20, 2026 26-00527H

## 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. 23-CA-012693

First Horizon Bank,

Plaintiff, vs.

Derek J. Lundeen a/k/a

Derek Lundeen,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-012693 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein First Horizon Bank is the Plaintiff and Derek J. Lundeen a/k/a Derek Lundeen; Tadlock Roofing, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 6th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 1, GROVE PARK UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 56, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-12-29-20-2AD-000001-0008.0

Any person claiming an interest in the

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

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org

Dated this 9th day of February 2026.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

4919 Memorial Hwy, Suite 135

Tampa, FL 33634

Phone: (954) 618-6955

Fax: (954) 618-6954

FLCourtDoes@brockandscott.com

By /s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 23-F00505

February 13, 20, 2026 26-00523H

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO. 25-CA-004001  
PHH ASSET SERVICES LLC,  
Plaintiff, vs.

UNKNOWN HEIRS OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER; VICKI BOUTTE PIETRAS; BRIANNA WEAVER; BRIANNA WEAVER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER; SOLAR MOSAIC LLC; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS PARTICIPATION OWNER TRUSTEE FOR JPMPT HELOC PARTICIPATION TRUST;  
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 6, 2026, and entered in Case No. 25-CA-004001, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. PHH ASSET SERVICES LLC, is Plaintiff and UNKNOWN HEIRS OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER; VICKI BOUTTE PIETRAS; BRIANNA WEAVER; BRIANNA WEAVER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER; SOLAR MOSAIC LLC; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS PARTICIPATION OWNER TRUSTEE FOR JPMPT HELOC PARTICIPATION TRUST, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 9TH day of MARCH, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 59, APOLLO BEACH, UNIT EIGHT, SECTION "A" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 97 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org

Dated this 9th day of February 2026.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

4919 Memorial Hwy, Suite 135

Tampa, FL 33634

Phone: (954) 618-6955

Fax: (954) 618-6954

FLCourtDoes@brockandscott.com

By /s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 20-F01485

February 13, 20, 2026 26-00522H

## SECOND INSERTION

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

CASE NO. 23-CA-014061

AMERIHOM 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 abovesyled 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

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.

Andrew Arias, FBN: 89501

MARINOSCI LAW GROUP, P.C.

Attorneys for Plaintiff

100 West Cypress Creek Road,  
Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (401) 262-2110

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

MLG No.: 23-02971

February 13, 20, 2026 26-00511H

## 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. 19-CA-011399

Wells Fargo Bank, N.A.,

Plaintiff, vs.

LUZ A. GONZALEZ, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-011399 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and LUZ A. GONZALEZ; PABLO R. GONZALEZ RIVERA; VISTA PALMS CLUBHOUSE, LLC; VISTA PALMS COMMUNITY ASSOCIATION, INC.; LVNV FUNDING LLC; UNKNOWN TENANT whose name is fictitious to account for parties in possession 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 6th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 24, SUNSHINE VILLAGE PHASES 1A-1/1B-1/1C, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

--- ACTIONS / SALES ---

SECOND 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 Cir-

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](mailto: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](mailto:ADA@fljud13.org).

4921-3972-9803, v. 1  
February 13, 20, 2026 26-00465H

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 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM IN O.R. BOOK 4608, PAGE 1414 AND FIRST AMENDMENT TO DECLARATION OF O.R. BOOK 4580, PAGE 32 AND RE RECORDED IN O.R. BOOK 5090, PAGE 1331 AND SECOND AMENDMENT TO DECLARATION IN O.R. BOOK 4742, PAGE 1583 AND RE RECORDED IN O.R. BOOK 5090, PAGE 1333 AND THIRD AMENDMENT IN O.R. BOOK 4836 PAGE 100 AND FOURTH AMENDMENT IN O.R. BOOK 4853, PAGE 1069 AND FIFTH AMENDMENT IN O.R. BOOK 4963, PAGE 1504 AND RE RECORDED IN O.R. BOOK 5090, PAGE 1335 AND SIXTH AMENDMENT IN O.R. BOOK 4995 PAGE 419 AND RE RECORDED IN O.R. BOOK 5014, PAGE 794 AND CONDOMINIUM PLAT BOOK 7, PAGE 93 ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SECOND INSERTION

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

CASE NO.: 2024-CA-001439

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-C, Plaintiff, vs. HAROLD HALL, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 2, 2026, and entered in Case No. 2024-CA-001439 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-C, is the Plaintiff and Harold Hall, Dawn M. Hall, Mortgage Electronic Registration Systems, Inc., as nominee for Amerisave Mortgage Corporation, Heritage Isles Golf and Country Club Community Association, Inc. are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the March 9, 2026 the following described property as set forth in said Final Judgment of

Foreclosure: LOT 2, BLOCK 22, HERITAGE ISLES PHASE 1C, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGE 94, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 18126 EMERALD BAY STREET TAMPA FL 33647

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

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 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](mailto:servealaw@albertellilaw.com) By: /s/ Silver Jade Bohn Florida Bar #95948 IN/24-002625 February 13, 20, 2026 26-00546H

SECOND INSERTION

CORDS OF HILLSBOROUGH COUNTY, FLORIDA Folio: 148821-0204 PIN: A-28-28-19-46D-000032-00104.0 a/k/a 7185 E Bank Dr Tampa, FL 33617

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action on Westernman Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hills-

borough County Courthouse, 800 E. 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 (SEAL) By: Jennifer Taylor Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Marielle Westernman, Esq. Westernman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 February 13, 20, 2026 26-00471H

SECOND INSERTION

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

CASE NO.: 2024-CA-002601

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2006-EC2, Plaintiff, vs. LEON EDWARD WILLIAMS, JR., et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in Case No. 2024-CA-002601 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee on behalf of the registered holders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-EC2, is the Plaintiff and , Clifford G Tulloch, City of Tampa, Florida, Leon Edward Williams Jr, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the March 18, 2026 the following described property as set forth in said

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

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

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

Dated this 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](mailto:servealaw@albertellilaw.com) By: /s/ Charline Calhoun Florida Bar #16141 IN/23-003460 February 13, 20, 2026 26-00548H

SECOND INSERTION

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

CASE NO.: 25-CA-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.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at [www.hillsborough.realforeclose.com](http://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](mailto: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: 13.1.7 1184-2666B February 13, 20, 2026 26-00530H

SECOND INSERTION

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

CASE NO.: 25-CA-003125

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-SEQ3 Plaintiff(s), vs.

MICHAEL RICHARDSON Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 3, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 10th day of March, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 5, LESS THE EAST 9.74 FEET THEREOF, BLOCK D, WOODWARD TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 1910 East Hanna Avenue, Unit 1/2, Tampa, FL 33610

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates [attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com) as its primary e-mail address for service, in

the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: [ADA@FLJUD13.ORG](mailto:ADA@FLJUD13.ORG). Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) [attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com) Attorney for Plaintiff TDP File No. 25-002848-1 February 13, 20, 2026 26-00526H

SECOND INSERTION

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

CASE# 26-CA-000888

DIVISION: CIVIL

JOHN R. FREEHAFFER Plaintiff vs JOSEPH F. MARTINEZ, ESQ., ATTORNEY FOR CHARM-B INC., Defendant

Notice is hereby given that an action has been commenced and is now pending in the CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA on the Complaint of the above-named PLAINTIFF, JOHN R. FREEHAFFER, against the above-named DEFENDANT: JOSEPH F. MARTINEZ, ESQ. ATTORNEY FOR CHARM-B INC. ON DECEMBER 19, 2025, AT 10:24 AM, WHOSE ADDRESS IS: 12601 GULF BOULEVARD SUITE 9 TREASURE ISLAND, FL 33706-5017

for QUIET TITLE; and that the real property in the County of HILLSBOROUGH affected thereby is particularly described as follows:

LOT 20, BLOCK 2, BRENTWOOD HILLS TRACT D/E, UNIT 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 68-1 THROUGH 68-4, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

WITH THE STREET PROPERTY ADDRESS: 1346 DEW BLOOM ROAD, VALRICO, FL 33594 ALSO KNOWN AS: 1346 DEW BLOOM ROAD,

BRANDON, FL 33511 You are required to serve a copy of your written defense to JOHN R. FREEHAFFER, whose address is 5297 Lydia Court, Spring Hill, FL 34608, [fr33haf3r@gmail.com](mailto:fr33haf3r@gmail.com) (352)587-7193, on or before March 13th, 2026, and file with the CLERK of the COURT either before service on PLAINTIFF - representing himself - or immediately thereafter; otherwise a default will be entered against you.

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

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

VICTOR D. CRIST CLERK OF CIRCUIT COURT As Clerk of the Court Civil Division 800 E. Twiggs Street Room 101 P.O. Box 3360 Tampa, Florida 33601 (SEAL) BY John Rollo DEPUTY CLERK JOHN R. FREEHAFFER, 5297 Lydia Court, Spring Hill, FL 34608, [fr33haf3r@gmail.com](mailto:fr33haf3r@gmail.com) (352)587-7193 Feb. 13, 20, 27; Mar. 6, 2026 26-00481H

## --- ACTIONS / 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-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.hillsboroughrealforeclose.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. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
fcpleadings@ghidottiberger.com  
February 13, 20, 2026 26-00528H

## SECOND INSERTION

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

**GENERAL JURISDICTION DIVISION**  
**CASE NO. 25-CA-012449 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. IVETT FLEITES MACLES AND BROCK AUSTIN WALKER, et. al. Defendant(s).**  
TO: BROCK AUSTIN WALKER, UNKNOWN SPOUSE OF BROCK AUSTIN WALKER, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 9, BLOCK 66, TAMPA OVERLOOK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 03/16/2026 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before

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

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

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

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

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

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

## SECOND INSERTION

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

**CASE NO.: 25-CA-011672 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. JORGE LUIS GONZALEZ ORTEGA, et al., Defendants.**

TO: Juana E. Pena  
12706 French Quarter Place  
Tampa FL 33612

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

LOT 21, BLOCK 4, TEMPLE PARK UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 89, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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, by March 12, 2026 or 30 days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before

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

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

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

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

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

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

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

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

Tampa FL 33617  
Unknown Spouse of Betzaida Perez Brito  
4733 W. Waters Ave., Apt. 2125  
Tampa, FL 33614

Unknown Spouse of Betzaida Perez Brito  
6908 Ralston Place Dr., Apt. 102  
Tampa, FL 33614

Unknown Spouse of Betzaida Perez Brito  
8705 Redwood Ct., Apt. D  
Tampa, FL 33604  
Unknown Party in Possession 1  
9607 North 46th Street  
Tampa FL 33617  
Unknown Party in Possession 2  
9607 North 46th Street  
Tampa FL 33617

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

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

## SECOND INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH 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 NAVELLE 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  
8641 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. Twiggs St.  
Tampa, FL 33602  
Diaz Anselmo & Associates, P.A.,  
Plaintiff's attorneys,  
P.O. BOX 19519,  
Fort Lauderdale, FL 33318,  
(954) 564-0071,  
answers@dallegal.com  
1050-224295 / ME2  
February 13, 20, 2026 26-00542H

## SECOND INSERTION

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

**GENERAL JURISDICTION DIVISION**  
**Case No. 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 OF THE WEST 210 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

TOGETHER WITH A CERTAIN 2003 WAVERLY MOBILE HOME LOCATED THEREON AS A FIXTURE AND APPURTENANCE 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

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

DATED on 1/29/2026.  
Victor D. Crist  
As Clerk of the Court (SEAL) By: Jennifer Taylor  
As Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 17-F02152  
February 13, 20, 2026 26-00505H

## SECOND INSERTION

platt 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 seven days. If you are hearing or voice impaired, call 711.

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

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

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

## SECOND INSERTION

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

Dated the 7 day of January, 2026  
VICTOR D. CRIST  
Clerk of the Circuit Court and Comptroller (SEAL) By: Jennifer Taylor  
As Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

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

## SECOND INSERTION

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

**CASE# 26-CA-000888**  
**DIVISION: CIVIL**

**JOHN R. FREEHAFFER Plaintiff vs YUEFEI SHI Defendant**

Notice is hereby given that an action has been commenced and is now pending in the CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA on the Complaint of the above-named PLAINTIFF, JOHN R. FREEHAFFER, against the above-named DEFENDANT:

YUEFEI SHI  
BIDDER WHOSE LAST KNOWN ADDRESS IS:  
1737 E SILVER SPRINGS BLVD, OCALA, FL 34470  
for QUIET TITLE; and that the real property in the County of HILLSBOROUGH affected thereby is particularly described as follows:

LOT 20, BLOCK 2, BRENTWOOD HILLS TRACT D/E, UNIT 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 68-1 THROUGH 68-4, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

WITH THE STREET PROPERTY ADDRESS:

1346 DEW BLOOM ROAD, VALRICO, FL 33594  
ALSO KNOWN AS:  
1346 DEW BLOOM ROAD, BRANDON, FL 33511

You are required to serve a copy of your written defense to JOHN R.

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

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

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

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

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