

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC NOTICES ---

#### FIRST INSERTION

##### VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Varrea North Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on March 25, 2026, at 11:30 a.m., at the offices of D.R. Horton, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, stormwater management system, water, wastewater and reclaim water utilities, landscape/hardscape/irrigation improvements, recreational amenities, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

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

District Manager

Feb. 27; Mar. 6, 13, 20, 2026

26-00619H

#### FIRST INSERTION

##### The DG Farms Community Development District Notice of Meeting and Public Hearing on proposed Amenity Policy Amendments and Associated Rental Fees

The DG Farms Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed changes to the District's amenity policies and rental fees for its facilities on Monday, March 9, 2026, at 6:00 p.m. at the Holiday Inn Express & Suites located at 226 Tecu Road, Ruskin, Florida 33701.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of rentals are borne in a fair manner for all user types. The proposed rates and fees are:

##### \$50.00 for up to four (4) hours and a \$300.00 deposit for Rental of Amenity Center Areas

The proposed fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the fee schedule as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes,

generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such fee schedule.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place. Please check the District's website for the latest information: <https://www.dgfarmscdd.org/>. A copy of the agenda will be available 7 days in advance of the meeting on the District's website. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager, Andy Mendenhall, via email at [andy@hikai.com](mailto:andy@hikai.com) or via telephone at (813) 565-4663, for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for aid in contacting the District Manager.

February 27, 2026

26-00653H

#### 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 DOUBLE R AUTO SALES located at 5109 B CAUSEWAY BLVD in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2026  
LKQ Southeast, Inc.  
February 27, 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 Greenleaf Auto Recyclers located at 5015 CAUSEWAY BLVD in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2026  
LKQ Southeast, Inc.  
February 27, 2026

26-00637H

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that TAMPA BAY HEALS, LLC, OWNER, desiring to engage in business under the fictitious name of ISIGUIDE located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 27, 2026

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that Synergy Pharmacy Group, Inc., desiring to engage in business under the fictitious name Synergy Pharmacy Group Insurance located at 14306 7TH STREET DADE CITY, FL 33523, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 27, 2026

26-00642H

#### 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 GOTERA located at 934 Jerry Smith Rd in the City of Dover, Hillsborough, FL 33527 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2026  
Alex Aji LLC  
Alexander Palomino Suarez  
February 27, 2026

26-00639H

#### 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 Veriflow located at 10547 Bermuda Isle Dr in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of February, 2026  
G1 Workflows LLC  
Paul Griffith  
February 27, 2026

26-00669H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Infinite Compliance Testing located at 3750 Gunn Hwy, in the County of Hillsborough, in the City of Tampa, Florida 33618 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 20th day of February, 2026.  
INFINITE COMPLIANCE  
SOLUTIONS LLC  
February 27, 2026

26-00647H

#### 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 Sun City Tree Farms located at 2701 30th Street SE in the City of Ruskin, Hillsborough, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of February, 2026  
Eric Tort  
February 27, 2026

26-00654H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 03/23/26 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

GALANO BODY SHOP INC 1HG-CY2F52PA037951 2023 HOND 15060.23 TEL:813-697-1791 MV#: MV115199 LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605 /  
NAME: TMT AUTO REPAIR LLC WDCYR49EX4150557 2004 MERZ 4451.36 TEL:813-697-1791 MV#: MV109899 LOCATION: 4402 DEVONSHIRE RD TAMPA, FL 33634/  
NAME: FAST SERVICES FLORIDA LLC JN8AY2BC5M9148327 2021 NISS 13681.38 TEL:813-697-1791 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/  
NAME: IGNSCBKCIHR165508 2017 CHEV 9937.84 TEL:813-697-1791 MV#: MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614 /  
NAME: TAMPA TRUCK PROS LLC JM1GL1WY2M1606960 2021 MAZD 12789.00 TEL: 813-697-1791 MV#:MV113977 LOCATION: 6901 E BROADWAY AVE, TAMPA, FL 33619 /  
NAME: FONTENANCY AUTO REPAIR LLC 3GYFNDE32GS01653 2016 CADI 6276.76 TEL:813-697-1791 MV#:MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635 /  
NAME: INTERSTATE AUTO TRADERS INC WAU8EAF85LN005125 2020 AUDI 14564.42 / 1C4RJKAG4P8727651 2023 JEEP 14766.67 TEL: 813-697-1791 MV#: MV113526 LOCATION: 7606 E BROADWAY AVE TAMPA, FL 33619 /  
February 27, 2026

26-00634H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Studio 3031 located at 3031 W Cypress St Suite C, in the County of Hillsborough, in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 24th day of February, 2026.  
LITTLE HAIR GENIE CORP  
February 27, 2026

26-00683H

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Sonia Medina / NONCAPTIVELIFE FINANCIAL SERVICES, INC. will engage in business under the fictitious name NONCAPTIVELIFE, with a physical address 3430 W LAMBRIGHT ST Suite 103 Tampa, FL 33614, with a mailing address 3430 W LAMBRIGHT ST Suite 103 Tampa, FL 33614, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 27, 2026

26-00684H

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Madina Ismailkhal / SMART STARZ LLC / KHIL NAVIDULLAH will engage in business under the fictitious name SCOOTER'S COFFEE, with a physical address 2852 West Shelton Ave Tampa, FL 33611, with a mailing address 2852 West Shelton Ave Tampa, FL 33611, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 27, 2026

26-00662H

#### 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 S Brower Services located at 8807 W Knights Griffin Rd in the City of Plant City, Hillsborough, FL 33565 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of February, 2026  
Stephany Brower  
February 27, 2026

26-00644H

#### 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 G1 Workflows located at 10547 Bermuda Isle Dr in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of February, 2026  
G1 Workflows LLC  
Paul Griffith  
February 27, 2026

26-00668H

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ABOA located at 11328 Autumn Ct Apt A, in the County of Hillsborough, in the City of Tampa, Florida 33612 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 20th day of February, 2026.  
Charles Kent Trivette  
February 27, 2026

26-00648H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at [www.StorageTreasures.com](http://www.StorageTreasures.com). Auction will close on Thursday March 19, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Clean up deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

Location 1: **US Storage Centers - Tampa**, phone (813) 750-0354, located at **1108 Skipper Rd, Tampa, FL, 33613**  
K0003 - Kentrelle Hatcher

C0014 - Edyd Berrios  
U0013 - Willie James Littles Jr  
L0006 - Lisa Maria Martinez  
K0007 - Zoe Lopez  
M0011 - Geovonna Leshelle Douglas

Location 2: **US Storage Centers - Tampa - Hillsborough**, phone (813) 845-0838, located at **219 W Hillsborough Ave, Tampa, FL, 33603**

E510 - Carolyn Matera  
3016 - Dede Muldrow  
2103 - Cesar Pena  
3141 - Kenneth JIMENEZ  
2004 - Carlos Hernandez  
3097 - Kimone Fung  
2131 - Marie Augustin  
2003 - Joseph Cande  
2055 - Louis Llovio  
E100 - Melissa Sharp  
D514 - Tony Francis  
E102 - Annalie Saavedra Ramos

Feb. 27; Mar. 6, 2026

26-00633H

#### FIRST INSERTION

##### NOTICE OF ACTION FOR: Joint Petition for Adoption by Stepparent for K.C.H

(dob 11/13/2014).  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.

Case number: 2024DR008121.  
In RE: The Adoption of: K.C.H., dob 11/13/2014; M.R.P, dob 09/26/2012, Adoptee(s).  
To: SOMATH HOM,  
2229 S 6th Street,  
Philadelphia, PA 19148.

YOU ARE NOTIFIED that an action for ADOPTION BY STEPPARENT has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CHRISTINA LUGO, whose address is c/o LAUREL C. FARRELL ESQ., 702 W SPRUCE STREET #1553, TAMPA, FL 33607, on or before 3/26/2026, and file the original with the clerk of this Court at 800 E Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. {If applicable, insert the legal description of real property, a specific description of personal property, and the name of the

county in Florida where the property is located).

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Victor Crist,  
Clerk of the Circuit Court.  
Dated: 2/18/2026.  
By: /s/ Jennifer Taylor,  
Deputy Clerk

CHRISTINA LUGO,  
c/o LAUREL C.FARRELL ESQ.,  
702 W SPRUCE STREET #1553,  
TAMPA, FL 33607  
Feb. 27; Mar. 6, 13, 20, 2026

26-00616H

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Midwest Automotive Designs, located at 301 Benchmark Drive, in the city of Elkhart, IN, 46516, in the County of Elkhart, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.  
OWNER: Alliance RV, LLC  
February 27, 2026

26-00649H

#### 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 G1 Veriflow located at 10547 Bermuda Isle Dr in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of February, 2026  
G1 Workflows LLC  
Paul Griffith  
February 27, 2026

26-00666H

#### 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 G1 located at 10547 Bermuda Isle Dr in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of February, 2026  
G1 Workflows LLC  
Paul Griffith  
February 27, 2026

26-00667H

#### FIRST INSERTION

##### ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 18th day of March, 2026 at 11:00 AM, at [lockerfox.com](http://lockerfox.com). Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Zambano, Jacob O. BOXES, SHOES, SHELVEING, TABLE, TOTES; Hayes, Carrie FURNITURE, BOOKS, STEAM CLEANER, HOUSEHOLD GOODS, TENT, COOLER, MATTRESS, TV; Smith, Melissa Couch, Loveseat, Chair, Clothes, Boxes, Bags, Totes, Kids Stuff, Heaters, Shoes, Misc. items; Wilson, Jasmina MATTRESS, FOLDING CHAIRS, TV, BAGS, TOTES, COOLER, GOCART, MISC ITEMS; Williams, Brandi REFRIDGERATOR, COUCH, FAN, FOLDING CHAIRS, SCREEN ENCLOSURE, BAGS, BOXES, RADIO CONTROLLED CAR, BENCH GRINDER, COOLER, STOVE, MISC ITEMS; BRANER, JOHN MATTRESS, BOXES, TV STAND, GUN RACK, MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.  
Feb. 27; Mar. 6, 2026

26-00624H

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that TAMPA BAY SURGERY CENTER ASSOCIATES LTD., OWNER, desiring to engage in business under the fictitious name of TAMPA BAY SURGERY CENTER MIDTOWN located at 2727 MARTIN LUTHER KING JR. BLVD., TAMPA, FLORIDA 33607 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 27, 2026

26-00663H



## --- ESTATE ---

## FIRST 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-012201  
**LAKEVIEW LOAN SERVICING,  
LLC**

**Plaintiff vs.**  
**ILYAK ABRAHANTE; et al.,**  
**Defendants**

TO: Ilyak Abrahante  
7021 Hollowell Dr.  
Tampa FL 33634  
Unknown Spouse of Ilyak Abrahante  
7021 Hollowell Dr.  
Tampa FL 33634  
Tenant I/Unknown Tenant; Tenant II/Unknown Tenant; Tenant III/Unknown Tenant and Tenant IV/Unknown Tenant  
7021 Hollowell Dr.  
Tampa FL 33634

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Hillsborough County, Florida regarding the subject property with a legal description, to-wit:

LOT 11, BLOCK 1, COPPERFIELD UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE(S) 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Bou-

levard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 3/27/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are 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 Clerk's ADA Coordinator at Clerk of Court & Comptroller's Office, ADA Coordinator 601 E. Kennedy Blvd., Tampa, FL 33602 (813) 279-8100, Ext. 4347 within seven working days of the date the service is needed, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on 2/19/2026

Victor D. Crist  
CLERK OF THE COURT  
(SEAL) By: Jennifer Taylor  
As Deputy Clerk

Gary Gassel, Esquire,  
Law Office of Gary Gassel, P.A.

the plaintiff's attorney,  
2191 Ringling Boulevard,  
Sarasota, Florida 34237  
Primary email address  
Pleadings@Gassellaw.com  
Feb. 27; Mar. 6, 2026 26-00646H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000533  
IN RE: ESTATE OF  
PATRICIA LYNN CASH,  
Deceased.

The administration of the estate of PATRICIA LYNN CASH, deceased, whose date of death was December 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Circuit Court for Hillsborough County, FL, Probate Division, 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, 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 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 27, 2026.

**PAMELA D. PADGETT**  
Personal Representative  
12146 Fruitwood Drive  
Riverview, FL 33569

JORDAN G. LEE

Attorney for Personal Representative  
Florida Bar No. 10209  
Shutts & Bowen, LLP  
4301 W. Boy Scout Blvd., Suite 300  
Tampa, FL 33607  
Telephone: (813) 227-8183  
Email: jlee@shutts.com  
Secondary Email: cgrant@shutts.com  
Feb. 27; Mar. 6, 2026 26-00682H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000382  
Division O  
Florida Bar No. 144663  
IN RE: ESTATE OF  
ALDEN E. PERKINS  
Deceased.

The administration of the estate of ALDEN E. PERKINS, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO 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 the 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 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 27, 2026.

**Personal Representative**  
Name: **LESLIE G. PERKINS**  
a/k/a **LESLIE A. PERKINS**  
Address: 2517 Martucci Rd.,  
Seffner, FL 33584

Attorney for Personal Representative

Charles S. White, Esq., of  
CHARLES S. WHITE, P.A.  
Florida Bar No. 144663  
110 E. Reynolds St., Ste. 900  
Plant City, Florida 33563  
Tel. 813-752-6155  
Fax. 813-754-1758  
Email: cswatty@aol.com  
19382 NOTICE TO CREDITORS  
Feb. 27; Mar. 6, 2026 26-00628H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.  
29-2026-CP-000178-A001-HC  
IN RE: ESTATE OF  
FREDERICK GERARD  
CAMPBELL, SR.,  
Deceased.

The administration of the estate of FREDERICK GERARD CAMPBELL, SR., deceased, whose date of death was October 15, 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, 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 27, 2026.

**Personal Representative:**  
**Terrie Denmark Campbell**  
2040 Pleasant Acre Dr.  
Plant City, Florida 33566

Attorney for Personal Representative:

David C. Fall, LL.M.  
Florida Bar Number: 0105891  
238 N. Massachusetts Avenue  
Lakeland, Florida 33801  
Telephone: (863) 397-6065  
E-Mail: David@DCFlegal.com  
Feb. 27; Mar. 6, 2026 26-00622H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
Hillsborough COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000526  
Division B  
IN RE: ESTATE OF  
Ruth Evelyn McHenry  
Deceased.

The administration of the estate of Ruth Evelyn McHenry, deceased, whose date of death was January 26th, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. 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. 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 27th, 2026

**Personal Representative:**  
**Kyle McHenry**  
9580 Ponderay Ct  
Las Vegas, NV 89149

Russell R. Winer  
Attorney at Law  
Attorneys for Personal Representative  
1017 9th Ave N  
St Petersburg, FL 33705  
Telephone: (727) 821-4000  
Florida Bar No.: 517070/523201  
Email Addresses:  
rw@inherit-florida.com  
Feb. 27; Mar. 6, 2026 26-00657H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000501  
Division A  
IN RE: ESTATE OF  
STEPHEN J. SZABO  
Deceased.

The administration of the estate of STEPHEN J. SZABO, deceased, whose date of death was July 30, 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 representatives and the personal representatives' 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 Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 27, 2026.

**Personal Representatives:**  
**Stephen J. Szabo, III**  
17302 Boy Scout Road  
Odessa, FL 33556  
**Mark A. Szabo**  
313 South Riverhills Drive  
Temple Terrace, FL 33617

Attorney for Personal Representatives:

Dax O. Nelson, Attorney  
Florida Bar Number: 52767  
2309 S. MacDill Avenue, Suite 102  
Tampa, FL 33629  
Telephone: (813) 739-6695  
Fax: (813) 739-6696  
E-Mail: dnelson@daxnelsonlaw.com  
Secondary E-Mail:  
nswart@daxnelsonlaw.com  
Feb. 27; Mar. 6, 2026 26-00658H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number 26-CP-435  
IN RE: ESTATE OF  
ADOLPH CARRIL, JR.  
a/k/a ANDY CARRIL,  
Deceased.

The administration of the ESTATE OF ADOLPH CARRIL, JR., a/k/a ANDY CARRIL, deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of the first publication of this Notice is 2/27, 2026.

**Personal Representatives:**  
**JOSEPHINE ANN KARTHEISER**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
**THE NORTHERN TRUST**  
**CAMPANY**

By: **ANDREW F. IBRAHIM**  
Vice President  
1515 Ringling Boulevard, Suite 1100  
Sarasota, Florida 34236  
Attorney for Personal Representatives:  
RICHARD R. GANS  
Florida Bar No. 0040878  
FERGESON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
rgans@fergesonskipper.com  
services@fergesonskipper.com  
4906-6886-3367, v. 1  
Feb. 27; Mar. 6, 2026 26-00652H

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-000518  
Division: B  
IN RE: ESTATE OF  
PAULA PHILLIPS MCGUINNESS  
a/k/a PAULA P. MCGUINNESS,  
Deceased

The administration of the estate of Paula Phillips McGuinness a/k/a Paula P. McGuinness, deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 27, 2026.

**Personal Representative:**  
**Courtney McGuinness Weaver**  
8724 Hampden Drive  
Tampa, Florida 33626

Attorney for Personal Representative:

Nicholas C. Wigelsworth, Esq.  
Florida Bar Number: 1020918  
Hill Ward Henderson  
101 E. Kennedy Boulevard, Suite 3700  
Tampa, FL 33602  
Telephone: (813) 221-3900  
Fax: (813) 221-2900  
nicholas.wigelsworth@hwlaw.com  
probate.efile@hwlaw.com  
Feb. 27; Mar. 6, 2026 26-00623H

## 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  
CIRCUIT CIVIL DIVISION  
CASE NO.: 24-CA-009836  
MCLP ASSET COMPANY, INC.,  
Plaintiff, vs.  
KATERIN GARCIA MATOS, et al.,  
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated February 3, 2026, issued in and for Hillsborough County, Florida, in Case No. 24-CA-009836, wherein MCLP ASSET COMPANY, INC. is the Plaintiff, and KATERIN GARCIA MATOS and UNKNOWN TENANT #1 N/K/A MARIELA FERNANDEZ 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 June 03, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

BEGINNING AT A POINT 25 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 18 EAST, RUN THENCE NORTH 115 FEET; THENCE EAST 200 FEET; THENCE SOUTH 115.2 FEET AND THENCE WEST 200 FEET TO THE POINT OF BE-

GINNING. SAID LAND LYING AND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 8601 TWIN LAKES BLVD, TAMPA, FL 33614

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 18th 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  
Feb. 27; Mar. 6, 2026 26-00627H

## 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**  
1/23/2025, 1:28

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
**Case No. 25-CP-001960**  
**IN RE: ESTATE OF Ana Marieta Delgado, Deceased**

The administration of the estate of Ana Marieta Delgado, deceased, whose date of death was 07/23/2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse 800 E. Twiggs St., Tampa, FL 33602. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is February 27, 2026.

The date of second publication of this notice is March 6, 2026.

**Personal Representative:**  
**Pompilio Varas**  
25839 Bloomsbury Ct  
Land O Lakes, FL 34639  
Attorney for Personal Representative:  
Aldo C. Rodriguez  
FL Bar No. 1003520  
ARC Law, PLLC  
aldo@arclawpllc.com  
319 Clematis St, #300  
West Palm Beach, FL 33401  
P. 561-600-1544  
Feb. 27; Mar. 6, 2026 26-00629H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-000573**  
**IN RE: ESTATE OF LISA JO BINGHAM, Deceased.**

The administration of the estate of LISA JO BINGHAM, deceased, whose date of death was December 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 27, 2026.

**GORDON BRIAN BINGHAM**  
**Personal Representative**  
8421 Claonia St.  
Tampa, FL 33614  
Ashley G. Friedrich  
Florida Bar No. 1007955  
Attorney for Personal Representative  
Fogarty Mueller Harris, PLLC  
501 E. Kennedy Blvd. Suite 1030  
Tampa, FL 33602  
Telephone: 813-549-4490  
Email: ashley@fmhlegal.com  
Feb. 27; Mar. 6, 2026 26-00664H

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-000338**  
**IN RE: ESTATE OF MICHAEL H. ARNDT, Deceased.**

This administration of the Estate of MICHAEL H. ARNDT, deceased, whose date of death was January 23, 2026, File Number 26-CP-000338, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE 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 STATUTES WILL BE FOREVER BARRED.

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is February 27, 2026.

/s/ **Craig Arndt**  
**CRAIG ARNDT**  
boxSIGN 1527LPQX-13359WYQ  
**Personal Representative**  
19113 Saint Emilion Court  
Lutz, FL 33558  
/s/ Keathel W. Chauncey  
Keathel W. Chauncey, Esq.  
Attorney for Personal Representative  
Florida Bar No. 68461  
Fresh Legal Perspective, PL  
6930 W. Linebaugh Avenue  
Tampa, Florida 33625  
813-448-1042  
Service@FLPLawFirm.com  
KChauncey@FLPLawFirm.com  
Feb. 27; Mar. 6, 2026 26-00659H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**File No. 26-CP-000447**  
**Division: Probate**  
**IN RE: ESTATE OF JAMES E. STROWBRIDGE, JR. Deceased.**

The administration of the Estate of James E. Strowbridge, Jr., deceased, whose date of death was January 5, 2026, is pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL, 33602. The name and address of the personal representative and that of 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME-PERIODS SET FORTH IN 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 the first publication of this Notice is February 27, 2026.

**Personal Representative**  
**Cindy Strowbridge**  
1818 Vandervort Rd.  
Lutz, FL, 33549  
MINDRUP | SAMOLE  
Attorneys for Personal Representative  
Alex J. Mindrup, Esq.  
FBN: 1002009  
3030 N. Rocky Point Dr. W., Ste. 150  
Tampa, FL 33607  
Tel: (727) 697-7257  
Fax: (727) 499-6775  
Feb. 27; Mar. 6, 2026 26-00681H

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 24-CA-007111**  
**DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. HASANI CAPITAL LLC; JOSHUA FRIEDBAUER; ANDREW M. WEISS; SONJA FRIEDBAUER; MADISON VILLAGES TOWNHOMES HOMEOWNERS ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed January 16, 2026 and entered in Case No. 24-CA-007111, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JOSHUA FRIEDBAUER; ANDREW M. WEISS; SONJA FRIEDBAUER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HASANI CAPITAL LLC; MADISON VILLAGES TOWNHOMES HOMEOWNERS ASSOCIATION INC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on March 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 3, MADISON VILLAGE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 255 THROUGH 259, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.  
This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated this 23rd day of February 2026  
Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 24-00989 ESX  
V6.20190626  
Feb. 27; Mar. 6, 2026 26-00661H

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 2024-CA-001239**  
**SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ANDREW LYDON, et al., Defendants.**

Notice is given that pursuant to the Final Judgment of Foreclosure dated January 22, 2025, in Case No.: 2024-CA-001239 of the Circuit Court in and for Hillsborough County, Florida, wherein SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and ANDREW LYDON, et al., are the Defendants. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on March 26, 2026, the following described property set forth in the Final Judgment of Foreclosure:  
Lot 25, Block 19, DG FARMS PHASE 7A, according to the plat as recorded in Plat Book

139 Pages 93 through 96, 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 ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770.  
DATED: February 19, 2026  
By: /s/ Carlos Arias  
Carlos Arias, Esquire  
Florida Bar No.: 820911  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
Feb. 27; Mar. 6, 2026 26-00636H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 22-CA-0005754**  
**LAKEVIEW LOAN SERVICING, LLC Plaintiff(s), vs. ERIC L. CALLOWAY AKA ERIC LEE CALLOWAY Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 5, 2026 in the above-captioned action, the Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of March, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:  
ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ: THE EAST 68.0 FEET OF THE WEST 196.4 FEET OF THE NORTH 125.0 FEET OF LOT 1, BLOCK 22, BAYBRIDGE SUBDIVISION REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property address: 4404 West Mcelroy Avenue, Tampa, FL 33611

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.  
AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.  
Respectfully submitted,  
PADGETT LAW GROUP  
STEVEN G. HURLEY, ESQ.  
Florida Bar # 99802  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 22-001082-1  
Feb. 27; Mar. 6, 2026 26-00635H

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE COUNTY COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 25-CC-021977**  
**DIVISION: I**  
**VALENCIA DEL SOL HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. MICHELLE LENORE GOLDSBOROUGH, Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 30, 2025, and Order Granting Motion to Vacate December 19, 2025, Foreclosure Sale, Certificate of Sale, Certificate of Title and Reschedule Foreclosure Sale entered in Case No. 25-CC-021977 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein VALENCIA DEL SOL HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and MICHELLE LENORE GOLDSBOROUGH is the Defendant that the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com Hillsborough County, Florida, at 10:00 A.M. on the 17th day of April, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 56, of VALENCIA DEL SOL PHASE 1, according to the plat thereof, as recorded in Plat Book 133, at Page 34 of the Public Records of Hillsborough County, Florida.  
Street Address: 15567 Corona Del Mar Drive, Wimauma, Florida 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.  
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.  
Name of Clerk Making the Sale: Victor D. Crist, Clerk and Comptroller  
Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS DOCUMENT IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
WASSERSTEIN, P.A.  
301 Yamato Road, Suite 2199  
Boca Raton, Florida 33431  
Tel.: (561) 288-3999  
Primary E-Mail: danw@wassersteinpa.com  
By: /s Daniel Wasserstein  
DANIEL WASSERSTEIN, ESQ.  
Florida Bar No. 42840  
Feb. 27; Mar. 6, 2026 26-00656H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 24-CA-001772 DIV. A**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. JOHN H. THOMPSON, et al., Defendants.**

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on March 23, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:  
Lot 5, less the South 290.4 feet of the West 176.32 feet and the East 123.68 feet of Lot 4, less the South 290.4 feet in Block A of KEYSVILLE ESTATES, according to the map or plat thereof as recorded in Plat Book 46 on Page 26 of the Public Records of Hillsborough County, Florida.  
Together with that certain 1976 REDMAN Mobile Home, Vehicle Identification Number(s) 13001076A RP#R424760 & 13001078B RP#R424761 located on said premises.  
Property Address: 2622 Keysville Drive, Lithia, FL 33547  
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Feb. 27; Mar. 6, 2026 26-00632H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 24-CA-006767 DIV J**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. YINDRA TIRIL DONATIEN, et al., Defendants.**

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on March 26, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:  
Lot 11, Block 7, LAKEMONT UNIT No 5, according to the map or plat thereof, as recorded in Plat Book 51, Page 5, of the Public Records of Hillsborough County, Florida.  
Property Address: 1017 Ridgefield Drive, Valrico, FL 33594  
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.  
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.  
If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.  
SUBMITTED on this 20th day of February, 2026.  
TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
Feb. 27; Mar. 6, 2026 26-00631H

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 25-CA-007550

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. KENNETH BELLAMY, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 7, 2026, and entered in Case No. 25-CA-007550 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 Kenneth Bellamy, United States of America Acting through Secretary of Housing and Urban Development, Wellington North At Bay Park Homeowners 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 11, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 7, BLOCK 5, WELLINGTON NORTH AT BAY PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 213, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A 1007 CRISTELLE JEAN DRIVE 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.

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 24 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/24-028843  
Feb. 27; Mar. 6, 2026 26-00680H

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
Case No. 25-CA-012656

Division H  
RESIDENTIAL FORECLOSURE  
FEDERAL HOME LOAN  
MORTGAGE CORPORATION, AS  
TRUSTEE FOR FREDDIE MAC  
SLST 2022-1 PARTICIPATION  
INTEREST TRUST,  
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF VICTOR DAVILA A/K/A VICTOR MIGUEL DAVILA, DECEASED, et al., Defendants,  
TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF VICTOR DAVILA A/K/A VICTOR MIGUEL DAVILA, DECEASED

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

Commonly known as: 10839 HOFFER EDGE DRIVE, RIVERVIEW, FL 33579.  
LOT 44, BLOCK 3, OF SUMMERFIELD VILLAGE 1, TRACT 11, PHASE 1 AND 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 96, 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 Laura E. Noyes, Esq., the plaintiff's attorney, whose address is 1325 Franklin Ave, Suite 160, Garden City, NY 11530, on or before 30 days from the first date of publication, 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.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, 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 notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Dated: FEB 18 2026  
VICTOR D. CRIST  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER  
800 E Twiggs St,  
Tampa, FL 33602  
(COURT SEAL) By: Patricia Corbin  
As Deputy Clerk

Laura E. Noyes, Esq.,  
the plaintiff's attorney,  
1325 Franklin Ave, Suite 160,  
Garden City, NY 11530  
Firm File Number: 260473-1  
Feb. 27; Mar. 6, 2026 26-00617H

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO.: 2025-CA-003737

NEWREZ LLC DBA SHELLPOINT  
MORTGAGE SERVICING,  
Plaintiff, v.

UNKNOWN PARTY IN  
POSSESSION 1, et al.,  
Defendants.

TO: Unknown Personal Representative of the Estate of Jessie Daniels a/k/a Jesse Bea Daniels, Deceased  
Last known address: Unknown  
Unknown Heir, Beneficiary and Devisee 1 of the Estate of Jessie Daniels a/k/a Jesse Bea Daniels, Deceased  
Last known address: Unknown  
Unknown Heir, Beneficiary and Devisee 2 of the Estate of Jessie Daniels a/k/a Jesse Bea Daniels, Deceased  
Last known address: Unknown

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

Lot 14, Block 9, WOODLAND TERRACE 2ND ADDITION, according to the map or plat thereof as recorded in Plat Book 35, Page 7 of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days

from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less 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 18 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  
Feb. 27; Mar. 6, 2026 26-00620H

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 24-CA-009872  
DIVISION: B

**U.S. Bank Trust Company, National Association as successor Trustee to U.S. Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF1**

**Plaintiff, -vs.-  
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Darlene Chambers a/k/a Darlene Chambers, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Robert James Wilson, Jr. a/k/a Robert J. Wilson, Jr. a/k/a Robert James Wilson a/k/a Robert J. Wilson; Neal Andre Thomas a/k/a Neal A. Thomas; Jerry Lee Thomas, II a/k/a Jerry Lee Thomas; Jaytecia Dionne Thompson; Keymora Imani Perkins, a minor; Unknown Guardian of Keymora Imani Perkins, a minor; Jade Ariana Walton a/k/a Jade Arianna Walton a/k/a Jade A. Walton; Matthew Robert Wilson a/k/a Matthew R. Wilson; Sterling**

**Emmanuel Chambers a/k/a Sterling Chambers; Unknown Spouse of Robert James Wilson, Jr. a/k/a Robert J. Wilson, Jr. a/k/a Robert James Wilson a/k/a Robert J. Wilson; Unknown Spouse of Neal Andre Thomas a/k/a Neal A. Thomas; Unknown Spouse of Jerry Lee Thomas, II a/k/a Jerry Lee Thomas; Unknown Spouse of Jaytecia Dionne Thompson; Unknown Spouse of Jade Ariana Walton a/k/a Jade Arianna Walton a/k/a Jade A. Walton; Unknown Spouse of Matthew Robert Wilson a/k/a Matthew R. Wilson; Unknown Spouse of Sterling Emmanuel Chambers a/k/a Sterling Chambers; United States of America Department of the Treasury; United States of America Acting through Secretary of Housing and Urban Development; State of Florida Department of Revenue; Clerk of the Circuit Court for Hillsborough County, Florida; Unknown Person in Possession of the Subject Property Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-009872 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 25-CA-006467  
DIVISION: K

**ALBER INVESTMENTS, LLC; ARDALE, LLC; AND MORENA, LLC, Plaintiff, vs. SOUTHEAST PROPERTY ACQUISITIONS, LLC, et al., Defendants.**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 10, 2026, and entered in Case No. 25-CA-006467 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which ALBER INVESTMENTS, LLC; ARDALE, LLC; AND MORENA, LLC, is the Plaintiff and SOUTHEAST PROPERTY ACQUISITIONS, LLC; SMU LIMITED, INC.; FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT #1 N/K/A GASTON'S CULINARY SERVICES, INC 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 20, 2026, at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 1 AND 2, BLOCK 58, MAP OF EAST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 79, PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.  
PARCEL IDENTIFICATION NUMBER: 190990-0000  
PROPERTY ADDRESS: 301 S. 22ND ST., TAMPA FL 33605

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. 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.

/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: [damiang@dwaldmanlaw.com](mailto:damiang@dwaldmanlaw.com)  
Email 2: [dmiller@dwaldmanlaw.com](mailto:dmiller@dwaldmanlaw.com)  
E-Service: [service@dwaldmanlaw.com](mailto:service@dwaldmanlaw.com)  
Attorneys for Plaintiff  
Feb. 27; Mar. 6, 2026 26-00660H

## FIRST INSERTION

**NOTICE OF SALE**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 24-CA-010398  
DIVISION: B

**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.-**

**Lisa Vinson a/k/a Lisa M. Bulmer, as personal representative of the Estate of Raymond Vinson; Lisa Vinson a/k/a Lisa M. Bulmer; Unknown Spouse of Lisa Vinson a/k/a Lisa M. Bulmer; State of Florida Department of Revenue; Clerk of the Circuit Court for Hillsborough County, Florida; Discover Bank; The Estates at River Crossing 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. 24-CA-010398 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Lisa Vinson a/k/a Lisa M. Bulmer, as personal representative of the estate of Raymond Vinson 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 May 11, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 23, BLOCK 2, RIVER CROSSING ESTATES, PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
[FLEService@logs.com](mailto:FLEService@logs.com)  
For all other inquiries:  
[mtebbi@logs.com](mailto:mtebbi@logs.com)  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
24-332273 FCO1 RFT  
Feb. 27; Mar. 6, 2026 26-00641H

## FIRST INSERTION

U.S. Bank Trust Company, National Association as successor Trustee to U.S. Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF1, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Darlene Chambers a/k/a Darlene Chambers, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) 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 March 16, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 9, BLOCK 2, DEL RIO ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

UNCLAIMED.

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

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

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
[FLEService@logs.com](mailto:FLEService@logs.com)

For all other inquiries:  
[mtebbi@logs.com](mailto:mtebbi@logs.com)  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
24-331850 FCO1 CHE  
Feb. 27; Mar. 6, 2026 26-00640H

## FIRST INSERTION

**NOTICE OF ACTION**

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

CIVIL DIVISION  
CASE NO. 25-CA-006535

**CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.**

**RALPH REID; UNKNOWN SPOUSE OF RALPH REID; MADISON VILLAGES TOWNHOMES HOMEOWNERS ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

To the following Defendant(s):  
RALPH REID  
(LAST KNOWN ADDRESS)  
5377 COMPANION LANE,  
TAMPA, FLORIDA 33619

UNKNOWN SPOUSE OF RALPH REID  
(LAST KNOWN ADDRESS)  
5377 COMPANION LANE,  
TAMPA, FLORIDA 33619

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

LOT 8, BLOCK 3, MADISON VILLAGE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 255 THROUGH 259, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 5377 COMPANION LANE,, TAMPA, FLORIDA 33619

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

Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 03/26/2026, 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. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this day of FEB 18 2026.

VICTOR CRIST  
As Clerk of the Court  
(SEAL) By: Patricia Corbin  
As Deputy Clerk

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
[notice@kahaneandassociates.com](mailto:notice@kahaneandassociates.com)  
File No.: 25-00790 CMS  
V1.20140101  
Feb. 27; Mar. 6, 2026 26-00621H

## 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-004454

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST Plaintiff, vs.**

**COSTA DIAS INC., et. al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 25-CA-004454 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff, and, COSTA DIAS INC., et. al., are Defendants, Clerk of Circuit Court, Victor D. Crist will sell to the highest bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on April 10, 2026 at 10:00 AM, the following described property:

A PORTION OF LOT 1, BLOCK 1 OF HANKINS ACRES, AS RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 16.00 FEET OF THE NORTH 32.34 FEET OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89° 50' 34" EAST (ASSUMED BEARING), 513.25 FEET ALONG THE NORTH

BOUNDARY OF SAID LOT 1; THENCE SOUTH 00° 02' 09" EAST, 25.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 57' 51" EAST, 44.35 FEET; THENCE SOUTH 00° 02' 09" EAST, 64.68 FEET; THENCE SOUTH 89° 57' 51" WEST, 44.35; THENCE NORTH 00° 02' 16" WEST 64.68 FEET TO THE POINT OF BEGINNING. A/K/A LOT 2, BLDG. 9, HAPSHIRE VILLAS UNRECORDED TOWNHOMES PLAT.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

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 23rd day of February, 2026.  
GREENSPOON MARDER, LLP  
100 W. Cypress Creek Road, Suite 700  
Fort Lauderdale, FL 33309  
Telephone: (954) 491-1120  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343-6982  
Email: [gmforeclosure@gmlaw.com](mailto:gmforeclosure@gmlaw.com)  
Email:  
Karissa.Chin-Duncan@gmlaw.com  
By: Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
23-001992-05 / 21844.0768 /  
Jean Schwartz  
Feb. 27; Mar. 6, 2026 26-00655H

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 22-CA-005816** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH WILLIAM MILLER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2025, and entered in

22-CA-005816 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 BANK OF AMERICA, N.A.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH WILLIAM MILLER, DECEASED; VALERIE MILLER; AMANDA MILLER; ESTATE OF KEITH WILLIAM MILLER and VALERIE SUZANNE MILLER, PERSONAL REPRESENTATIVE; MERANDA UNIS, GUARDIAN FOR ZARA BROOKE CHEROKEE MILLER, A MINOR, 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 16, 2026, the following described property as set forth in said Final Judgment, to wit: BEGIN AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTHERLY 1359.68 FEET, THENCE EASTERLY 30 FEET, THENCE SOUTHERLY 211 FEET TO THE POINT OF BEGINNING, THENCE EASTERLY 135 FEET, THENCE SOUTHERLY 100 FEET, THENCE WESTERLY 135 FEET, THENCE NORTHERLY 100 FEET TO THE POINT OF BEGINNING, FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 30 SOUTH,

RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTHERLY 1359.68 FEET, THENCE EASTERLY 30 FEET, THENCE SOUTHERLY 30 FEET TO THE POINT OF BEGINNING, THENCE EASTERLY 186.23 FEET, THENCE SOUTHERLY 281.0 FEET, THENCE WESTERLY 51.23 FEET, THENCE NORTHERLY 100 FEET, THENCE WESTERLY 135 FEET, THENCE NORTHERLY 181 FEET TO THE POINT OF BEGINNING. Property Address: 3532 JOHN MOORE RD, BRANDON, FL 33511 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 24 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 20-072448 - CyO Feb. 27; Mar. 6, 2026 26-00673H

FIRST INSERTION

**SECOND AMENDED NOTICE OF ACTION AND NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION **CASE NO. 2025-DR-011227** DIVISION: I **IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT CHILD XXXX** TO: STEVEN JOHN MCSWAIN LAST KNOWN ADDRESS: 4510 Alma Highway #46, Van Buren, Arkansas 72956. Physical Description: 5'8", 240 lbs., Caucasian, bald head and hazel eyes A Petition to Terminate Parental Rights Pending Adoption has been filed with the Clerk of Court and you have an interest in this matter as the possible birth father of the child which is the subject matter of this case, born on December 29, 2025, in Fort Smith, Arkansas. You are required to serve a copy of your written defenses, if any, to said action on Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, Florida 33775, and to file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, on or before 3/27/2026, otherwise a default will be entered against you for the relief demanded in the Petition. There will be a hearing on the petition to terminate parental rights pending adoption before Judge Jeffrey M. Rich on April 29, 2026, at 8:30 a.m., in Room 403, of the Hillsborough County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602. The court has reserved 10 minutes for this hearing.

The hearing will be held via Zoom, and the Zoom instructions are as follows: Zoom Link: https://zoom.us/j/3704372256 Meeting ID: 370-4372-256 UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD. 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. HIS NOTICE SHALL BE PUBLISHED IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS. CLERK OF THE CIRCUIT COURT (SEAL) By: Mary Glover Deputy Clerk FEB 19 2026 Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, FL 33775 Feb. 27; Mar. 6, 13, 20, 2026 26-00665H

**AMENDED NOTICE OF ACTION AND NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION **CASE NO. 2025-013848** DIVISION I **IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT CHILD XXXX** TO: DANYEL THOMASON LAST KNOWN ADDRESS: 7349 Ulmertown Road, Largo, Florida 33771-4834 CURRENT RESIDENCE UNKNOWN Physical Description: 39 years old, 5'2", 115 lbs, small build, Caucasian, brown hair, blue eyes, white complexion, goatee, tattoos. A Petition to Terminate Parental Rights Pending Adoption has been filed with the Clerk of Court and you have an interest in this matter as the possible birth father of the child which is the subject matter of this case, born on November 11, 2025, in Clearwater, Florida. You are required to serve a copy of your written defenses, if any, to said action on Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, Florida 33775, and to file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, on or before 3/26/2026, otherwise a default will be entered against you for the relief demanded in the Petition. There will be a hearing on the petition to terminate parental rights pending adoption on April 29, 2026, at 8:30 a.m., before Judge Jeffrey M. Rich in Room 403, of the Hillsborough County

Courthouse. The court has reserved 10 minutes for this hearing, and this hearing will be held via Zoom, and the Zoom instructions are as follows: Zoom Link: https://zoom.us/j/3704372256 Meeting ID: 370-4372-256 UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD. 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 IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS. CLERK OF THE CIRCUIT COURT (SEAL) By: Mary Glover Deputy Clerk Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, FL 33775 Feb. 27; Mar. 6, 13, 20, 2026 26-00625H

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA **CASE NO: 2025CA010872** CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, -vs- KRISTINA FRANGOMIHALOS, DMITRY ROUSSEAU, ALICIA PASQUARIELLO, RIVERBEND WEST COMMUNITY ASSOCIATION, INC., UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, Defendant(s) TO: KRISTINA FRANGOMIHALOS 409 SERENITY MILL LOOP RUSKIN, FL 33570 ALICIA PASQUARIELLO 409 SERENITY MILL LOOP RUSKIN, FL 33570 DMITRY ROUSSEAU 409 SERENITY MILL LOOP RUSKIN, FL 33570 YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 86, BLOCK 2, RIVERBEND WEST PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE(S) 219 THROUGH 224, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 409 Serenity Mill Loop, Ruskin, FL 33570 The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough County, Florida; Case No. 2025CA010872; and is styled CrossCountry Mortgage, LLC vs. Kris-

tina Frangomihalos. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before 3/16/2026, 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 6 day of February, 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 Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308 Matter No.: FL-009992-25 Feb. 27; Mar. 6, 2026 26-00618H

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-008518** U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TAMESHA SHAKERA LEWIS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2026, and entered in 25-CA-008518 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and TAMESHA SHAKERA LEWIS; FLORIDA HOUSING FINANCE CORPORATION; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PROGRESSIVE SELECT INS. CO. A/S/O ELIZABETH J. DAVIS 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 18, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 1 AND 2, BLOCK 111, TERRACE PARK SUBDIVISION UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 4101 E SEWAHA ST, TAMPA, FL 33617 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. **IMPORTANT AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 24 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 25-330573 - NaP Feb. 27; Mar. 6, 2026 26-00670H

**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-007991** PHH MORTGAGE CORPORATION, Plaintiff, vs. EVA M. WILSON, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 23, 2026, and entered in 25-CA-007991 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and EVA M. WILSON; 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, at 10:00 AM, on March 16, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 11 IN BLOCK 22 OF PROGRESS VILLAGE UNIT NO. 2 AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 36 ON PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 4922 SOUTH 82ND STREET, 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 accor-

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. 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@fjud13.org Dated this 24 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 25-327187 - NaP Feb. 27; Mar. 6, 2026 26-00671H

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-007560** ONSLOW BAY FINANCIAL LLC, Plaintiff, vs. LILLIANNA L. GOMES, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 21, 2026, and entered in 25-CA-007560 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ONSLOW BAY FINANCIAL LLC is the Plaintiff and LILLIANNA L. GOMES; UNKNOWN SPOUSE OF LILLIANNA L. GOMES 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 17, 2026, the following described property as set forth in said Final Judgment, to wit: THE EAST 82.20 FEET OF LOT 5, BLOCK 2, SWEETWATER ESTATES, SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30 PAGE 82 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 7332 WINCHESTER DR, TAMPA, FL 33615 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

45.031. **IMPORTANT AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 24 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 25-318855 - MiM Feb. 27; Mar. 6, 2026 26-00672H

# 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

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

IV18237\_V13  
 IV2026\_V15

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
**CASE NO: 25-CA-011608**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**YOANKA DE LA OSA; ALEXYS RAMIREZ GONZALEZ;**  
**UNKNOWN SPOUSE OF YOANKA DE LA OSA; UNKNOWN SPOUSE OF ALEXYS RAMIREZ GONZALEZ; COUNTRY PLACE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**  
**Defendant(s).**

TO: YOANKA DE LA OSA; UNKNOWN SPOUSE OF YOANKA DE LA OSA  
 LAST KNOWN ADDRESS: 15906 COUNTRY FARM PL, TAMPA, FL 33624  
 ALSO ATTEMPTED AT: 14097 TROUVILLE DR., TAMPA FL 33624  
 ALEXYS RAMIREZ GONZALEZ AND UNKNOWN SPOUSE OF ALEXYS RAMIREZ GONZALEZ  
 LAST KNOWN ADDRESS: 15906 COUNTRY FARM PL, TAMPA, FL 33624  
 ALSO ATTEMPTED AT: 1011 OHANA WAY, UNIT 203, NORTH PORT, FL 34289; 4747 W. WATERS AVENUE, TAMPA, FL 33614

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

LOT 66, BLOCK 14, COUNTRY PLACE UNIT IV-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 15906 Country Farm Pl, Tampa, FL 33624

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP

BERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before March 27, 2026, (no later than 30 days from the date of the first publication of this Notice of Action) 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.

If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court 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 Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 19 day of February, 2026.

VICTOR CRIST  
 CLERK OF THE CIRCUIT COURT (SEAL) BY: JENNIFER TAYLOR  
 DEPUTY CLERK  
 Hillsborough County Courthouse  
 800 E. Twiggs St.  
 Tampa, FL 33602

FRENKEL LAMBERT WEISMAN & GORDON, LLP  
 ATTORNEY FOR PLAINTIFF  
 ONE EAST BROWARD BLVD., Suite 1111  
 FORT LAUDERDALE, FL 33301  
 TELEPHONE: (954) 522-3233 Ext. | FAX: (954) 200-7770  
 EMAIL  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 fleservice@flwlaw.com  
 04-102714-F00  
 Feb. 27; Mar. 6, 2026 26-00685H

FIRST INSERTION

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
 CIVIL DIVISION  
**Case #: 25-CA-009091**  
**DIVISION: H**

**Bank United, N.A.**  
**Plaintiff, -vs.-**

**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Edward Leonard DeMent, Sr. a/k/a Edward L. Dement, Sr. a/k/a Edward Leonard DeMent a/k/a Edward L. DeMent, Deceased, and All Other Persons Claiming By and Through, Under, Against The Named Defendant(s); et al.**

**Defendant(s).**  
 TO: Linda Mae Gause a/k/a Linda M. Gause f/k/a Linda M. DeMent; St. Mark Village Assisted Living, 880 Island Boulevard, Palm Harbor, FL 34684 and Unknown Spouse of Linda Mae Gause a/k/a Linda M. Gause f/k/a Linda M. DeMent; St Marks Vilage Assisted Living, 880 Island Boulevard, Palm Harbor, FL 34684

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that

an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 21, BLOCK 1, TEMPLE GROVE ESTATES, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN BOOK 35, PAGE 86, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 6117 Liberty Ave, Temple Terrace, FL 33617.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 3/19/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 11 day of February, 2026.

Victor D. Crist  
 Circuit and County Courts (SEAL) By: Jennifer Taylor  
 Deputy Clerk  
 Hillsborough County Courthouse  
 800 E. Twiggs St.  
 Tampa, FL 33602

LOGS LEGAL GROUP LLP,  
 Attorneys for Plaintiff,  
 750 Park of Commerce Blvd., Suite 130,  
 Boca Raton, FL 33487  
 25-333650 FC01 NCM  
 Feb. 27; Mar. 6, 2026 26-00645H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

**CASE NO. 25-CA-007861**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**KAOUTAR FARISS AND MEHDI SFAIRA A/K/A MEHDI SAFAIRA,**  
**et. al.**

**Defendant(s),**  
 TO: KAOUTAR FARISS, MEHDI SFAIRA A/K/A MEHDI SAFAIRA, 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 36, RIVER CHASE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGE 3, 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 03/31/2026 (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 23 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  
 25-317983  
 Feb. 27; Mar. 6, 2026 26-00674H

FIRST INSERTION

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

**CASE NO. 25-CA-009392**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**SASHA JEVON MELVIN, et al.,**  
**Defendant.**

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RAMONA E JACKSON A/K/A RAMONA JACKSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

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

LOT 15, BLOCK 3, LAKEMONT - UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 15, 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 3/20/2026, a date which is within thir-

ty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 12 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 LIEBERT  
 PIERCE, LLP  
 225 East Robinson Street, Suite 155,  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Email: AccountsPayable@mccalla.com  
 25-13561FL  
 Feb. 27; Mar. 6, 2026 26-00651H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

**CASE NO. 25-CA-010565**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,**  
**Plaintiff, vs.**

**JIMMIE TRANSUE AND KRISTEN TRIPP AND ANTHONY TRIPP,**  
**et. al.**  
**Defendant(s),**  
 TO: KRISTEN TRIPP,

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 10, 12, 14, 16, 18, 20 AND 22, BLOCK 42, TAMPA TOURIST CLUB, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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 03/26/2026 (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 18 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  
 25-358532  
 Feb. 27; Mar. 6, 2026 26-00626H

## Q&A

### 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.

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 25-CC-049042  
Division: R

**CYPRESS PARK GARDEN HOMES I CONDOMINIUM ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, vs.**

**LEONARDO SIERRA; AND UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendants.**

TO: LEONARDO SIERRA UNKNOWN PARTY OR PARTIES IN POSSESSION

11931 Dietz Drive Tampa, Florida 33626

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The property to be foreclosed upon is currently located in Cypress Park Garden Homes I Condominium, which is located in Hillsborough County, Florida and which is more fully described as:

Condominium Parcel: Unit No. 4, CYPRESS PARK GARDEN HOMES I, a Condominium, according to the Declaration of Condominium recorded January 7, 1983 in Official Records Book 4049, page 628 and pat thereof recorded in Condominium Plat Book 5, Page 33 and Certificate of Surveyor and Developer recorded in Official Record Book 4063, Page 889, of the Public Records of Hillsborough County, Florida; together with an undivided 168th interest in the common elements and appurtenance thereto, in accordance with the Declaration.

Also known as 11931 Dietz Drive, Tampa, FL 33625.

together with an equity owned in said unit or any assets of the Association, including a Membership Certificate representing one (1) share in the Asso-

ciation, and any other incident of ownership arising therefrom, together with all rights and privileges appurtenant to.

This action has been filed against you as the Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff attorney, whose address is: Karen E. Maller, Esq., Johnson Pope Bokor Ruppel & Burns, LLP, 360 Central Avenue, Suite 500, St. Petersburg, FL 33701 on or before the 30th day after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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 IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS.

DATED THIS 19 day of February, 2026.

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

Karen E. Maller, Esq. Johnson Pope Bokor Ruppel & Burns, LLP

360 Central Avenue, Suite 500 St. Petersburg, Florida 33701 Feb. 27; Mar. 6, 13, 20, 2026

26-00679H

FIRST INSERTION

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

CIVIL ACTION  
CASE NO.: 25-CA-003677  
DIVISION: D

**BLUE RIDGE EQUITIES, INC., Plaintiff, v.**

**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MICHAEL MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARY MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOLORES RUSSO, DECEASED; NICKY BERARDO if living, and if deceased, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF NICKY BERARDO, DECEASED; JOSEPH INDIERO; MICHAEL S. MAGLIO; MICHELLE INDIERO A/K/A MICHELLE SHANNON; ANGELA INDIERO A/K/A ANGELA WESTFALL; KRISTY INDIERO A/K/A KRISTY WILLIAMS; DEAN BERARDO; VICTOR INDIERO; JAMES INDIERO; LAZARO ORTEGA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS 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; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, the names being fictitious to account for parties in possession, Defendants.**

TO: JAMES C. SCOTT

Last Known Address: 3101 Bruton Road, Plant City, FL 33565  
Current Address: Unknown  
To: MONICA D. SCOTT

Last Known Address: 3101 Bruton Road, Plant City, FL 33565  
Current Address: Unknown

YOU ARE NOTIFIED that an action to determine beneficiaries and quiet title on the following property in Hillsborough County, Florida:  
THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 70 FEET.  
Property Address: 3101 BRUTON ROAD, PLANT CITY, FL 33565

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Plaintiff's attorney, Quinn Legal, P.A., whose address is 19321 U.S. Highway 19 N., Suite 512, Clearwater, FL 33764; eservice@quinnlegal.com; kmiller@quinnlegal.com, 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 or petition.

\*\*See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS

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

WITNESS my hand and the seal of this court on this 10 day of February, 2026.

Victor Crist  
Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St.

Quinn Legal, P.A.  
19321 U.S. Hwy 19 N, Suite 512  
Clearwater, FL 33764  
Phone: 727-474-9603  
eservice@quinnlegal.com  
kmiller@quinnlegal.com  
Feb. 27; Mar. 6, 13, 20, 2026

26-00650H

FIRST INSERTION

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

Case No. 25-CA-010650  
Division E

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs.**

**UNKNOWN BENEFICIARIES OF THE CHRISTOPHER P DUERR TRUST DATED MAY 2, 2017, UNKNOWN SUCCESSOR TRUSTEE OF THE CHRISTOPHER P DUERR TRUST DATED MAY 2, 2017, DAZARAE CHER-JOY STEWART, AS BENEFICIARY OF A PURPORTED LAST WILL AND TESTAMENT DATED MAY 2, 2017, CHRISTOPHER P. DUERR, JR. A/K/A CHRISTOPHER PHILLIP DUERR, JR. AS LINEAL DESCENDANT OF CHRISTOPHER P DUERR, UNKNOWN HEIRS, DEVISEES, GRANTEEES, LIENORS, CREDITORS AND TRUSTEES OF CHRISTOPHER P. DUERR, DECEASED, et al. Defendants.**

TO: UNKNOWN SUCCESSOR TRUSTEE OF THE CHRISTOPHER P DUERR TRUST DATED MAY 2, 2017 CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UNKNOWN UNKNOWN BENEFICIARIES OF THE CHRISTOPHER P DUERR TRUST DATED MAY 2, 2017 CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UNKNOWN CHRISTOPHER P. DUERR, JR. A/K/A CHRISTOPHER PHILLIP DUERR, JR. AS LINEAL DESCENDANT OF CHRISTOPHER P DUERR CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 1302 ATLANTIC DRIVE RUSKIN, FL 33570 UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF CHRISTOPHER P. DUERR, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UNKNOWN

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

LOT 1, BLOCK 1, RUSKIN GROWERS SUBDIVISION UNIT NO. 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 1302 ATLANTIC DRIVE, RUSKIN, FL 33570 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 3/4/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH 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, e-mail: ADA@fjud13.org.  
Dated: January 27, 2026.  
CLERK OF THE COURT  
Honorable Victor D. Crist  
800 Twiggs Street, Room 530  
Tampa, Florida 33602  
(SEAL) By: Jennifer Taylor Deputy Clerk

David R. Byars  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
Feb. 27; Mar. 6, 2026 26-00630H

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 25-CA-007761

**SELENE FINANCE, LP, Plaintiff, vs. BENEFICIARIES OF THE ESTATE OF ROBERT DUPERRAULT A/K/A ROBERT D. DUPERRAULT, DECEASED, et al. Defendant(s).**

TO: ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT DUPERRAULT A/K/A ROBERT D. DUPERRAULT, DECEASED, whose residence is unknown if he/she/they is living; and if he/she/they is 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: RYAN DUPERRAULT A/K/A RYAN RIGGS, 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 26, BLOCK 6, AVELAR CREEK NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 233, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH 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 04/01/2026 (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 24 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 25-352435

Feb. 27; Mar. 6, 2026 26-00676H

FIRST INSERTION

**NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION  
CASE NO.: 25-CA-011870  
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

**STEVEN G. ODELLA/K/A STEVEN G. O'DELL; SUNAHRI SINGH, Defendants.**

TO: SUNAHRI SINGH; 610 VALLE VISTA DR BRANDON, FL 33511 STEVEN G. ODELLA/K/A STEVEN G. O'DELL; 610 VALLE VISTA DR BRANDON, FL 33511

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

LOT 5, BLOCK 2, THE PONDEROSA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 610 VALLE VISTA DR, BRANDON, FL 33511.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 04/01, 2026, and file the origi-

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
DATED ON FEB 24 2026.

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

SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Suite 302  
Boca Raton FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
Feb. 27; Mar. 6, 2026 26-00678H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO.: 25-CA-004275 DIV: H

**VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v.**

**UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDRE D. ANTHONY, et al., Defendants.**

TO: Gerard Williams  
c/o Ancora Psychiatric Hospital  
202 Spring Garden Road  
Ancora NJ 08037

Unknown Personal Representative of the Estate of Andre D. Anthony  
Last known address: Unknown  
Unknown Heir, Beneficiary and Devisee 4 of the Estate of Andre D. Anthony, Deceased

Last known address: Unknown

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

Lot 19, Block 22, JOHN H. DREW'S SUBDIVISION OF NORTH-WEST TAMPA, according to the map or plat thereof as recorded in Plat Book 4, Page 73, 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  
Feb. 27; Mar. 6, 2026 26-00677H

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 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 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 18 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  
Feb. 27; Mar. 6, 2026 26-00677H

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 26-CA-000367

**MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.**

**TAYLOR THOMAS AND ANNA LEIGH MARGARET THOMAS, et al. Defendant(s).**

TO: TAYLOR THOMAS, UNKNOWN SPOUSE OF TAYLOR THOMAS, 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 7, BLOCK 45A, WATERSET PHASE 1C - ADDITIONAL PARTIAL REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 163 THROUGH 168, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 04/01/2026

((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 24 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 25-345603  
Feb. 27; Mar. 6, 2026 26-00675H

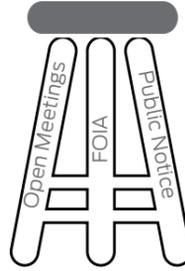
lv20906\_v11



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

# 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.

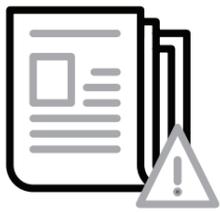
For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

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



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

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



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

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

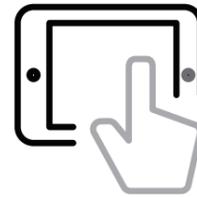
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

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

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



### Types Of Public Notices

#### Citizen Participation Notices

- 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](https://Legals.BusinessObserverFL.com)

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



**SAVE TIME**



**Email your Legal Notice**

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

**SUBSEQUENT INSERTIONS**

--- PUBLIC SALES ---

THIRD 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 On-  
ondaga County Courthouse Part 11  
Floor 2/Room 206.

**WARNING: FAILURE TO TIMELY  
APPEAR ON THE ABOVE DATE  
AND TIME MAY RESULT IN A DIS-  
MISSAL OF THE PETITION OR IN  
THE COURT ENTERING A FINDING  
OF DEFAULT AFTER CONDUCTING  
AN INQUEST. THIS MEANS THAT  
THE COURT MAY GRANT THE OP-  
POSING PARTY THE RELIEF THAT  
THEY ARE REQUESTING IN YOUR  
ABSENCE.**

Feb. 13, 20, 27; Mar. 6, 2026

26-00498H

SECOND INSERTION

**NOTICE OF  
ADMINISTRATIVE COMPLAINT**  
To: Shield Of Valor  
Investigative Agency Llc

Case No.: CD202511906/A 3300181  
An Administrative Complaint to sus-  
pend your license(s) and eligibility for  
licensure has been filed against you. You  
have the right to request a hearing pur-  
suant 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 pub-  
lication, the right to hearing in this mat-  
ter will be waived and the Department  
will dispose of this cause in accordance  
with law.

Feb. 20, 27; Mar. 6, 13, 2026

26-00554H

FOURTH INSERTION

**NOTICE OF APPLICATION  
FOR TAX DEED**

The holder of the following tax certi-  
ficates has filed the certificates for a tax  
deed to be issued. The certificate num-  
bers and years of issuance, the descrip-  
tion 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 re-  
deemed according to law, the prop-  
erty 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](http://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 ser-  
vice 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

FOURTH INSERTION

**NOTICE OF APPLICATION  
FOR TAX DEED**

The holder of the following tax certi-  
ficates has filed the certificates for a tax  
deed to be issued. The certificate num-  
bers and years of issuance, the descrip-  
tion 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 re-  
deemed according to law, the prop-  
erty 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](http://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 ser-  
vice 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

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

THIRD 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](http://wellmedhealthcare.com) for  
instructions on requesting a copy.



Feb. 13, 20, 27; Mar. 6, 2026

26-00488H

SECOND 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 sat-  
isfy storage fees in accordance with  
Florida Statutes, Section 715.109:

1996 HYL1 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

SECOND 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](http://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 pur-  
chase 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

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 9811 Progress Blvd. River-  
view, 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](http://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 Gully | 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 | Rynicqua 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 pur-  
chase 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

SECOND 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 Hill-  
sborough County, Florida, Probate Di-  
vision, the address of which is 800 E.  
Twiggs Street, Tampa, FL 33602. The  
names and addresses of the personal  
representative and the personal rep-  
resentative'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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 SEC-  
TION 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 Kendall 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: [lstrachanes@msn.com](mailto:lstrachanes@msn.com)  
February 20, 27, 2026 26-00614H

**OFFICIAL  
COURTHOUSE  
WEBSITES**

- MANATEE COUNTY**  
[manateeclerk.com](http://manateeclerk.com)
- SARASOTA COUNTY**  
[sarasotaclerk.com](http://sarasotaclerk.com)
- CHARLOTTE COUNTY**  
[charlotteclerk.com](http://charlotteclerk.com)
- LEE COUNTY**  
[leeclerk.org](http://leeclerk.org)
- COLLIER COUNTY**  
[collierclerk.com](http://collierclerk.com)
- HILLSBOROUGH COUNTY**  
[hillsclerk.com](http://hillsclerk.com)
- PASCO COUNTY**  
[pascoclerk.com](http://pascoclerk.com)
- PINELLAS COUNTY**  
[mypinellasclerk.gov](http://mypinellasclerk.gov)
- POLK COUNTY**  
[polkcountyclerk.net](http://polkcountyclerk.net)
- ORANGE COUNTY**  
[myorangeclerk.com](http://myorangeclerk.com)

**CHECK OUT YOUR  
LEGAL NOTICES**

[floridapublicnotices.com](http://floridapublicnotices.com)

**PUBLISH YOUR  
LEGAL NOTICE**

Call 941-906-9386  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
1/2/2026, V16

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

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1335320000  
File No.: 2026-128  
Certificate No.: 2023 / 11880  
Year of Issuance: 2023

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

Name(s) in which assessed:  
GF PROPERTIES LM SUB LLC  
All of said property being in the County of Hillsborough, State of Florida.

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

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

Dated 1/30/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Carolina Muniz, Deputy Clerk  
Feb. 6, 13, 20, 27, 2026 26-00402H

SECOND INSERTION  
NOTICE OF 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

SECOND 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	Carney, 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

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

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

NOTICE IS HEREBY GIVEN pursuant 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 Hillsborough 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 Judgment, to-wit:

Lot 22, Hill Top Heights, according to the map or plat thereof as recorded in Plat Book 32, Page 80, of the Public Records of Hillsborough County, Florida.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
25-11566FL  
February 20, 27, 2026 26-00570H

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

THIRD 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 NOTICED 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

FOURTH INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 NELLY 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 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. FREEHAFER  
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. FREEHAFER, 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. FREEHAFER, 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. FREEHAFER,  
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 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 pursuant 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 Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, N.A. is Plaintiff and Tamas Williams, 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 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 SUBDIVISION VILLAGE M, according to the Plat thereof as recorded

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

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

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

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
25-11564FL  
February 20, 27, 2026 26-00571H

SECOND 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. 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 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@lrwlaw.com  
pleadings@suncoastlegalgroup.com  
February 20, 27, 2026 26-00609H

## -- ESTATE --

## SECOND 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:

kmcarolan@alllifelegal.com

February 20, 27, 2026 26-00578H

## SECOND 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

## SECOND 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, 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 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

## SECOND 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 unmaturing, 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 unmaturing, 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

## SECOND 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 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:**

**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

## SECOND 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

## SECOND 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 prop-

erty 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

## SECOND 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

## SECOND INSERTION

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

--- SALES/ ---

SECOND 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

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-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

SECOND 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

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. 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

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-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

SECOND 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 Goldrock 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,

SECOND 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 / ACTIONS --

## SECOND 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 Circuit 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 follows:

Begin at the Point of Intersection 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 described in Official Records Book 665, page 521, of the Public Records of Hillsborough County, Florida; thence along said South right-of-way line of West Hillsborough 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 Avenue, 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 enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Dated this 12th day of February, 2026.  
 Lorium Law  
 101 N.E. Third Avenue, Suite 1800  
 Fort Lauderdale, Florida 33301  
 Telephone (954) 462 8000  
 Telecopier (954) 462 4300  
 By: /s/ Richard B. Storf  
 Richard B. Storf  
 Florida Bar No.: 984523  
 rstorf@loriumlaw.com  
 7177.003

February 20, 27, 2026 26-00558H

**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**

## SECOND INSERTION

**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 situated in Hillsborough County, Florida described as:

LOT 58 IN BLOCK A OF MEADOWBROOKE AT SUMMERFIELD, UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

The Clerk of this Court shall sell the property to the highest bidder 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 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 William Nussbaum III, Esq.  
 Florida Bar No. 066479  
 February 20, 27, 2026 26-00560H

## 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-008248**  
**U.S. BANK TRUST COMPANY, N.A., Not in its individual capacity, but solely As Indenture Trustee for RAIN CITY MORTGAGE TRUST 2024-RTLL, 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. 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.

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

## SECOND INSERTION

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

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2026, and entered in 25-CA-004887 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CLAYTON THOMAS WHEELER; UNKNOWN SPOUSE OF CLAYTON THOMAS WHEELER; FOUNDATION FINANCE COMPANY LLC 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 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 4, LAKEMONT HILLS - PHASE I, ACCORDING 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 GREENBELT 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 Statutes, Section 45.031.

**IMPORTANT AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@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  
 25-274766 - NaP  
 February 20, 27, 2026 26-00600H

**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. FREEHAFER 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. FREEHAFER, against the above-named DEFENDANT: YUEFEI SHI BIDDEN 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.

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

## SECOND INSERTION

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

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

NOTICE IS HEREBY GIVEN pursuant 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 SERVICING, 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 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, at 10:00 AM, on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 66, BLOCK 2, CLAIR MEL CITY UNIT NO 51, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 31, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA  
 Property Address: 10408 VENTURA 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 accor-

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. 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@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  
 25-328475 - NaP  
 February 20, 27, 2026 26-00603H

## THIRD 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. FREEHAFER 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. FREEHAFER, 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. FREEHAFER, 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. FREEHAFER,  
 5297 Lydia Court,  
 Spring Hill, FL 34608,  
 fr33haf3r@gmail.com  
 (352)587-7193  
 Feb. 13, 20, 27; Mar. 6, 2026  
 26-00481H

## 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. 22-CA-001999**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. FRANCORP 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; FRANCORP 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, 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 accor-

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. 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@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 - MfM  
 February 20, 27, 2026 26-00602H

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

SECOND 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 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: 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](mailto:FLpleadings@mwc-law.com)  
File No: 25-400095  
February 20, 27, 2026 26-00598H

THIRD 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 RENA JANET HALL; THE UNKNOWN TRUSTEES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; THE UNKNOWN BENEFICIARIES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; THE UNKNOWN TRUSTEES OF THE RICHARD S. GIUNTA REVOCABLE TRUST U/T/A DATED 04/20/1990, AS AMENDED; THE UNKNOWN BENEFICIARIES OF THE JOSEPH P. DOMINGUEZ, JR. TRUST AS CREATED UNDER THE LAST WILL AND TESTAMENT OF JOSEPH P. DOMINGUEZ, DATED DECEMBER 30, 1970; THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JOSEPH P. DOMINGUEZ, JR.; THE UNKNOWN TRUSTEES OF THE JOSEPH P. DOMINGUEZ, JR. TRUST; AND THE UNKNOWN TRUSTEES OF THE GILMORE ASHLEY DOMINGUEZ TRUST

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

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

Plaintiffs' Attorney,  
Jacqueline F. Perez, Esquire,  
KHL LAW,  
28100 U.S. Hwy. 19 North, Suite 104,  
Clearwater, Florida 33761  
Feb. 13, 20, 27; Mar. 6, 2026  
26-00535H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 26-CP-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 the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs 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](mailto:omar@erchidlaw.com)  
Office: (813) 631-7226  
Fax: (813) 946-5101  
February 20, 27, 2026 26-00566H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION  
**CASE NO. 24-CA-001637**

**FTF LENDING, LLC, Plaintiff, vs.**  
**ONE HOUR HOUSE SOLUTIONS LLC, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 03, 2025 in Civil Case No. 24-CA-001637 of the Circuit Court of the THIRTEENTH JUDICIAL 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, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at [www.Hillsborough.realforeclose.com](http://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, THENCE NORTH 115.93 FEET TO THE POINT OF BEGINNING; 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 BEGINNING, 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 certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

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

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. 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 COUN-

TY, 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. 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](mailto: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: [flmail@raslg.com](mailto:flmail@raslg.com)  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
23-165309 - NaP  
February 20, 27, 2026 26-00610H

SECOND INSERTION

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

**CASE NO: 25-CC-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 Highland Ridge Circle, Brandon, Florida, 33510.

at public sale, to the highest and best bidder, for cash, at [www.hillsborough.realforeclose.com](http://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 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 13th day of February, 2026.

s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
([Steve@associationlawfl.com](mailto: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

SECOND 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

Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before March 17, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

**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.

WITNESS MY HAND AND SEAL OF SAID COURT on this 9 day of February, 2026.

Victor D Crist  
As Clerk of said Court (SEAL) By: Jennifer Taylor  
As Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
Prepared by: Greenspoon Marder, LLP  
(954) 491-1120;  
[gmforeclosure@gmlaw.com](mailto:gmforeclosure@gmlaw.com)  
(25-001912-01)  
February 20, 27, 2026 26-00605H

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. 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. 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](mailto: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: [flmail@raslg.com](mailto:flmail@raslg.com)  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
22-014432 - CyO  
February 20, 27, 2026 26-00611H

## -- SALES/ ACTIONS/ --

## SECOND 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

## SECOND 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

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

Dated 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

## SECOND 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

**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@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.

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

## SECOND INSERTION

KNOWN TO BE DEAD OR ALIVE,  
WHETHER SAID UNKNOWN PAR-  
TIES MAY CLAIM AN INTEREST  
AS SPOUSES, HEIRS, DEWISEES,  
GRANTEES, OR OTHER CLAIM-  
ANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on April 22, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOTS 30 THROUGH 33, BLOCK 55 OF TAMPA'S NORTHSIDE COUNTRY CLUB AREA UNIT NO. 3, FOREST HILLS, LESS THE EAST 1/2 OF CLOSED STREET ABUTTING, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 51 THROUGH 67, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated 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/ John J. Cullaro  
FBN: 66699  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
Digitally signed by John J. Cullaro  
DN: CN=John J. Cullaro,  
E=Jcullaro@aldridgepite.com  
Reason: I am the author of this document  
Location:  
Date: 2026.02.09 13:14:30 05'00'  
Foxit PDF Editor Version: 13.1.7  
1221-15360B  
February 20, 27, 2026 26-00575H

## SECOND 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

## SECOND 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 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 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

## SECOND INSERTION

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

CASE NO. 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 Kaymer 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