

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SILVER DOLLAR FOODS located at 4330 N. 40TH ST in the City of Tampa, Hillsborough, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of February, 2026
SILVER DOLLAR MARKET LLC
March 6, 2026 26-00692H

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 JP's Home Cleaning located at 6204 Chauncy St 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 26th day of February, 2026
Jonathan Piriou
March 6, 2026 26-00693H

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 FuelU located at 2850 University Square Dr in the City of Tampa, Hillsborough, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of February, 2026
UPLATE LLC
March 6, 2026 26-00694H

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 Patriot Dump and Haul located at 3819 Buckingham Loop Dr, in the County of Hillsborough, in the City of Valrico, Florida 33594 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Valrico, Florida, this 25th day of February, 2026.
PATRIOT DUMP AND HAUL LLC
March 6, 2026 26-00708H

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 The Webstead located at 11513 Perfect Pl, in the County of Hillsborough, in the City of Tampa, Florida 33626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 25th day of February, 2026.
TREEHOUSE DIGITAL LLC
March 6, 2026 26-00709H

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 Aurea Wellness Spa located at 16011 SHAREWOOD DR in the City of Tampa, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of February, 2026
Ivis Herrera Duran
March 6, 2026 26-00719H

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9811 Progress BLV. River-view, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 03/26/2026 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.
D135 Markes Cooper Furniture, sports equipment
D208 Ryan Culpepper Baby items, boxes, bags, totes, furniture, sports equipment, toys
D233 Christian, Ryan Appliances, artwork, baby items, furniture, kitchenware, instruments, boxes
B169 Bryan Nelson Boxes, bags, totes, clothing
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 813-344-7390
March 6, 13, 2026 26-00707H

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of The Estate of Juana Francisca Galarza and Nazario Nazar Betancourt will on 20th day of March 2026 at 10:00 a.m., on property at 236 Sunset Circle, Lot SC-236, Tampa, Hillsborough County, Florida 33613, in Rose Lake Estates, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1979 BAYV Mobile Home
VIN #: 3B52BL39058A/B
Title #: 17215541/17215542
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
March 6, 13, 2026 26-00714H

FIRST INSERTION
Public Notice
Effective April 1, 2026, Brian Cadigan, MD., will no longer be providing care at WellMed.
Patients of Dr. Cadigan may continue care at WellMed at White Rock.
Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.

March 6, 13, 20, 27 2026 26-00728H

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: Bolts Baseball located at 1001 Water Street, Suite 1200 in the City of Tampa, Florida, doing business in Hillsborough County, Florida intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.
Dated this 6th day of March, 2026
Owner Name: Power Baseball, LLC
March 6, 2026 26-00763H

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 Tranquil Waters Wellness Services located at 400 N. Tampa St ste 1550 #404840, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 27th day of February, 2026.
TRANQUIL WATERS COUNSELING, MINDFULNESS & WELLNESS PLLC
March 6, 2026 26-00722H

FIRST INSERTION
NOTICE OF PUBLIC MEETING DATES
COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Covington Park Community Development District will hold its regular meetings for Revised Fiscal Year 2025/2026 Meeting Schedule at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, Florida 33572, on the following dates:
March 18, 2026
April 15, 2026
May 6, 2026 (Budget Workshop)
May 20, 2026
June 17, 2026
July 15, 2026
August 12, 2026
September 16, 2026

FIRST INSERTION
NOTICE OF PUBLIC SALE:
NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 03/30/26 AT 08:00 AM THE FOLLOWING VEHICLE(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.
NAME: FONTENANCY AUTO REPAIR LLC 4TIG1IAK7RU884117 14424.57 / 1C6SRFFT4PN695901 2023 RAM 15,087.95 / WBA53BH09NWX83382 2022 BMW 14339.75/3C6UR4HJ7RG157553 2024 RAM 8662.67 / KMHR-C8A30PU255378 2023 HYUN 10836.55 / 1FTEW1EP2LKE81331 2020 FORD 7297.67 / 4T1DAACKXSU048727 2025 TOYT 15136.79 / 1C4JJXR69PW514003 2023 JEEP 13378.70 / KMHRB8A39MU067652 2021 HYUN 8418.63 / KND-NB4H39R6441061 2024 KIA 16251.05 / WAUGMAF49LA039524 2020 AUDI 11733.78 / 3C63RRPL8KG658579 2019 RAM 20953.04 / 3GNEC1205G140767 2007 CHEV 4328.64/
March 6, 2026 26-00729H

FIRST INSERTION
NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.

1007 - Cleek, Meagan; 1052 - Ortiz, Yesenia; 1058 - Rashad, Aneeah; 1067 - Katje, Kristy; 1071 - Martely, Suzanna; 1089 - Anderson, Cameron; 1090 - Blair, Pennie; 1097 - Green, Erica; 1099 - Blair, Pennie; 1131 - Raaheim, Felix; 2067 - Santos, Catherine; 2072 - Fecht, Daniel; 2087 - weston, Courtney; 2091 - Roberts, Ashlynn; 2167 - Nonnenberg, Janae; 3002 - Figueroa, Rosa; 3028 - STEVENSON, Maya; 3072 - Guiste, Nardine; 3080 - Niziolek, Nathan; 3082 - Millin, Laney; 3138 - Brookins, Tynasha; 3162 - Nettles, Eva; 3196 - Cruzado, John; 3220 - Knox, Deanna; 4001 - Hart, Kenneth; 4005 - Slater, Monique; 5006 - Gordillo, Diana; 5011 - Kelly, Rebecca
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.

1027 - Wallace, Anthony; 1029 - Tomer, Terrell; 1153 - harvey, Gillie; 2020 - RIVERS, JEANA; 2032 - McQuay, Marla; 3021 - Scott, Tyrell; 3022 - Mreisy, Charlotte; 3037 - Aponte, Christian C; 3061 - Inoa, Sonia; 3062 - Williams, Keesha; A041 - Montez, Courtney; A105 - Trent, Justin David; B202 - Williams, Stephanie; B204 - Matera, Carolyn; B207 - Thomas, Elyse; B219 - Finen, Donald; C328 - Candelario, Tatiana; C356 - Burchett, Robert; C357 - clifton, Herman; D459 - Bowman, Keliicia; E538 - Trotman, Anika; F655 - BALMES, WILLIAM; H804 - sforza, michael; RV07 - Blaylock, Jovie
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.

0113 - Fernald, Wayne; 0125 - Rodriguez, Nereida; 1027 - Barnes, Vonicia; 1289 - Perez, Yahaira; 226 - Moley, Aryanna; 248 - Seigler, Chris; 743 - II, Will McLuckie; 764 - King, Larry; 807 - Deleon, Maximo; 881 - Siciliano, Daniel; 921 - PETRUCCELLI, CHRIS; 931 - Harbart, Tamara; 944 - Moldthan, Wendi; 981 - Lancaster, Byron
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
March 6, 13, 2026 26-00699H

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

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: <https://www.covingtonparkcdd.org/>

There may be occasions when one or more Supervisors, staff, or members of the Committee will participate by telephone.

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

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

Covington Park Community Development District
Matt O'Nolan, District Manager
March 6, 2026 26-00768H

FIRST INSERTION
TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
SALE OF DISTRICT OWNED SUPRLUS PERSONAL PROPERTY

Sealed bids TO PURCHASE Surplus District-Owned Personal Property will be received by the District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 until Monday, March 16, 2026 at 11:00 AM, when they will be publicly opened and read aloud.

Property Description [MINIMUM BID: \$6,000]:

Qty	Manuf.	Manuf #	Description
4	Precor	PHRCT885B3611EN	Cardio TRM 885 Treadmill_TRM 885.P82_880.P82_Black Pearl
2	Precor	PHRCEBB5B3660EN	EFX® 885.V2: Converging CrossRamp®, moving arms_EFX® 885.V2.P82_880.P82_Black Pearl
1	Precor	PHRCB885B3670EN	RBK 885 Recumbent Cycle_RBK 885.P82_880.P82_Black Pearl
1	Core Health & Fitness	9-5270-8G-15-ATSC	StairMaster 8 Series Gauntlet W/15" ATSC EMBEDD
1	First Degree	E316	Fluid Rower - E316 - Silver Bronze
1	Precor	PWSRL27NR9919EN	Strength Vitality™ Series Strength Line Dual Station_Leg Extension/Curl_C027ES_NA
1	Precor	PWSRL26NR9919EN	Vitality™ Series Strength Line Dual Station_Pulldown / Row_C026ES_NA
1	Precor	PWSRL12NR9919EN	Vitality™ Series Strength Line Upper Body_Shoulder Press_C012ES_NA
1	Precor	PWSRL10NR9919EN	Vitality™ Series Strength Line Dual Station_Leg Press/Calf Extension_C010ES_NA
1	Precor	PWSFTSGMR9919EN	Icarian® Series Strength Line User Defined_FTS Glide Functional Strength Trainer_FTSG_NA
1	Precor	PWDPL0802	Discovery™ Series Plate-Loaded Line_Smith Machine_DPL0802_NA
2	Precor	PWDBR0119	Rack, Benches & Accessory Kit Discovery™ Series Benches & Racks Line_Multi-Adjustable Bench_DBR0119_NA
1	Precor	PWDBR0812	Discovery™ Series Benches & Racks Line_2-Tier, 10 Pair Dumbbell Rack_DBR0812_NA
1	Troy	SD-005-050R	8-Sided Rubber Encased Dumbbell w/ Chrome Steel Contoured Handle Set - 5 to 50 lbs in 5 lbs increments
4	Troy	GO-005VR	Olympic Rubber Encased "Wide Flange" 3 hole grip VTX plate for all Olympic bars - 5 lbs
4	Troy	GO-010VR	Olympic Rubber Encased "Wide Flange" 3 hole grip VTX plate for all Olympic bars - 10 lbs
4	Troy	GO-025VR	Olympic Rubber Encased "Wide Flange" 3 hole grip VTX plate for all Olympic bars - 25 lbs
4	Troy	GO-035VR	Olympic Rubber Encased "Wide Flange" 3 hole grip VTX plate for all Olympic bars - 35 lbs
4	Troy	GO-045VR	Olympic Rubber Encased "Wide Flange" 3 hole grip VTX plate for all Olympic bars - 45 lbs

Questions about the Bid: Questions regarding this Bid may only be answered if submitted in writing to the District's Manager by email MONolan@rizzetta.com.

Sale Conditions: The property is being sold "AS IS." Conveyance to the successful bidder shall be in the same name as submitted in the bid proposal. The successful bidder shall complete the sale and provide consideration for the full bid amount in a form acceptable to the District. The District reserves the right to retain possession of the property until May 1st, 2026, at which time the successful bidder will be notified and given a reasonable time to remove the property. Purchaser shall assume the full cost of fees and taxes related to the transfer of property. The District reserves the right to reject any and all bids, to waive any informalities or irregularities in any bid, and to determine which bid, if any, is in the best interest of the District.
March 6, 2026 26-00745H

--- PUBLIC NOTICES ---

FIRST INSERTION	
Fictitious Name Notice	
Notice Is Hereby Given that Wal-Mart Stores East, LP, 5551 N US Hwy 41, Apollo Beach, FL 33575, desiring to engage in business under the fictitious name of Walmart Vision Center #30-2229, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 2/18/26.	
March 6, 2026	26-00686H

FIRST INSERTION	
Fictitious Name Notice	
Notice Is Hereby Given that Wal-Mart Stores East, LP, 5551 N US Hwy 41, Apollo Beach, FL 33575, desiring to engage in business under the fictitious name of Walmart Pharmacy #10-2229, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 2/18/26.	
March 6, 2026	26-00687H

FIRST INSERTION	
Fictitious Name Notice	
Notice Is Hereby Given that Wal-Mart Stores East, LP, 1220 Hwy 466, Lady Lake, FL 32159, desiring to engage in business under the fictitious name of Walmart Pharmacy #10-2345, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 2/19/26.	
March 6, 2026	26-00688H

FIRST INSERTION	
Fictitious Name Notice	
Notice Is Hereby Given that Wal-Mart Stores East, LP, 1220 Hwy 466, Lady Lake, FL 32159, desiring to engage in business under the fictitious name of Walmart Fuel Station #2345, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 2/19/26.	
March 6, 2026	26-00689H

FIRST INSERTION	
Fictitious Name Notice	
Notice Is Hereby Given that Wal-Mart Stores East, LP, 1210 Hwy 466, Lady Lake, FL 32159, desiring to engage in business under the fictitious name of Walmart Fuel Station #2345, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 2/19/26.	
March 6, 2026	26-00690H

FIRST INSERTION	
Fictitious Name Notice	
Notice Is Hereby Given that Wal-Mart Stores East, LP, 1216 Hwy 466, Lady Lake, FL 32159, desiring to engage in business under the fictitious name of Walmart Liquor Box #2345, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 2/19/26.	
March 6, 2026	26-00691H

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 InnovAge Florida PACE - Tampa located at 4520 Seedling Circle in the City of Tampa, Hillsborough, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 26th day of February, 2026	
InnovAge Florida PACE, LLC	
March 6, 2026	26-00723H

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 Dwight Williams dba United Mortgage of America located at 13211-E North Nebraska Avenue in the City of Tampa, Hillsborough, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 27th day of February, 2026	
Dwight Williams	
March 6, 2026	26-00724H

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 Olive Garden Italian Restaurant #1548 (The) located at 1000 DARDEN CENTER DRIVE in the City of ORLANDO, Hillsborough, FL 32837 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	
FLORIDA SE, LLC	
March 6, 2026	26-00764H

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 CLIX3 located at 12094 ANDERSON RD SUITE 231 in the City of TAMPA, Hillsborough, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 28th day of February, 2026	
CHARLES CAGLE	
March 6, 2026	26-00747H

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 Vetanica located at 1400 locust st ne in the City of St. Petersburg, Hillsborough, FL 33704 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 2nd day of March, 2026	
Function Retail LLC	
Chris Olson	
March 6, 2026	26-00748H

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 SK Nails & Beauty located 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 22nd day of February, 2026	
Stephanie Rodriguez, Keyshly Rodriguez	
March 6, 2026	26-00749H

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on March 24, 2026, at 6:00 p.m. at, located at the Hammock Club, 13013 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Triple Creek Community Development District Matt O'Nolan, District Manager March 6, 2026	26-00705H
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FIRST INSERTION

The Berry Bay III Community Development District Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors ("Board") of the Berry Bay III Community Development District ("District") will hold a public hearing and a regular Board meeting on **Thursday, April 2, 2026, at 2:00 p.m., at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607** to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632, Florida Statutes (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Hillsborough County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 873-7300 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Jayna Cooper, District Manager March 6, 13, 20, 27, 2026	26-00700H
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FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 03/20/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2011 PALH mobile home bearing vehicle identification numbers PH0918078AFL and PH0918078BFL, and all personal items located inside the mobile home. Last Tenant: Yun-aisi Calviac, Einar Yunior Izquierdo and Rafael Cantero Mora. Sale to be held at: Village of Tampa, 1201 E. SkipperRoad, Tampa, Florida 33613, 813-972-9000.	
March 6, 13, 2026	26-00783H

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 03/20/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2007 PALH mobile home bearing vehicle identification numbers PH0616952AFL and PH0616952BFL, and all personal items located inside the mobile home. Last Tenant: Todd Eugene Thompson and Marcella Marie Thompson. Sale to be held at: Village of Tampa, 1201 E. SkipperRoad, Tampa, Florida 33613, 813-972-9000.	
March 6, 13, 2026	26-00786H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jasmine Hernandez will engage in business under the fictitious name FIELD STONE & PAVING, with a physical address 11727 balm Riverview rd Riverview, Florida 33569, with a mailing address 11727 balm Riverview rd Riverview, Florida 33569, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

March 6, 2026 26-00762H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE AND REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold an Audit Committee and regular meeting of the Board of Supervisors on March 12, 2026, at 1:30 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District Stephanie DeLuna, District Manager March 6, 2026	26-00706H
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FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the "Board") of the Waterleaf Community Development District (the "District") will be held on **March 18, at 5:30 p.m.** at the Riverview Public Library, Room 109 A, 9951 Balm Riverview Rd., Riverview, FL 33569. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Richard McGrath, District Manager March 6, 2026	26-00704H
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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 Impact Academy, Plant City located at 2402 Mudlake Road in the City of Plant City, Hillsborough, FL 33566 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of February, 2026

Impact Academy School Inc.

March 6, 2026 26-00769H

FIRST INSERTION

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

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on March 12, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

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

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

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

Stephanie DeLuna, District Manager March 6, 2026	26-00767H
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FIRST INSERTION

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING

Notice is hereby given that the Board of Supervisors (the "Board") of the Hidden Creek Community Development District (the "District") will hold a meeting on **March 23, 2026, at 6:30 p.m.** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

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

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at aferguson@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Amanda Ferguson, District Manager March 6, 2026	26-00703H
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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000385
IN RE: ESTATE OF
CAROL ANN CLAWSON
a/k/a CAROL A. CLAWSON
a/k/a CAROL CLAWSON,
Deceased.

The Administration of the Estate of Carol Ann Clawson a/k/a Carol A. Clawson a/k/a Carol Clawson, Deceased, whose date of death was November 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is March 6, 2026.

Personal Representative:
Carolyn Elaine Davis
192 New Port Road
Blairsville, Pennsylvania 15717
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atacauselaw.com
Secondary E-Mail:
shelby@atacauselaw.com
March 6, 13, 2026 26-00734H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-000625
IN RE: THE ESTATE OF
YOLANDA JUNE SPARKS,
Deceased.

The administration of the Estate of Yolanda June Sparks, deceased, whose date of death was June 13, 2025, File Number 26-CP-000625, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims

with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Personal Representative
RONNIE ALLEN SPARKS
Personal Representative,
10042 Alafia Preserve Ave, Apt 102
Riverview, FL 33578
Attorney for Personal Representative
Lyndy C. Jennings, Esq.
Attorney for Personal Representative
Florida Bar No. 908851
Law Offices of Lyndy C. Jennings, PA
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
Email: ljennings@lyndylaw.com
March 6, 13, 2026 26-00727H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002137
Division A
IN RE: ESTATE OF
NEIL ROBERT WYMAN
Deceased.

The administration of the estate of NEIL ROBERT WYMAN, deceased, whose date of death was September 14, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is George Edgecomb Courthouse 800 E. Twiggs Street, Room 206 Tampa, 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 March 6, 2026.

Personal Representative:
/s/ Barbara Wyman
BARBARA WYMAN
19208 VERDANT PASTURE WAY
TAMPA, Florida 33647
Attorney for Personal Representative:
/s/ Adam T. Rauman
Adam T. Rauman, Attorney
Florida Bar Number: 85296
PRESERVATION LAW FIRM
1920 East Bay Dr
Largo, FL 33771
Telephone: (727) 250-0432
Fax: (727) 250-0006
E-Mail:
eservice@preservationlawfirm.com
March 6, 13, 2026 26-00726H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000544
Division B
IN RE: ESTATE OF
MICHAEL BARTZAK, JR.
Deceased.

The administration of the estate of MICHAEL BARTZAK, JR., deceased, whose date of death was January 18, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 March 6, 2026.

Personal Representative:
THOMAS C. BARTZAK
3 Arrow Drive
Livingston, New Jersey 07039
Attorney for Personal Representative:
MATTHEW B. PRYOR, Attorney
Berlin Patten Ebling, PLLC
525-1st Avenue North
St. Petersburg, Florida 33701
Telephone: (727) 822-2505
Fax: (941) 954-9992
Primary Email:
mpryor@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
March 6, 13, 2026 26-00742H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.
292025CPO04332A001HC
IN RE: ESTATE OF
ANN J. McCABE, a/k/a
ANN JOSLYN McCABE
Deceased.

The administration of the estate of ANN J. McCABE, a/k/a ANN JOSLYN McCABE, deceased, whose date of death was November 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 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 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 March 6, 2026.

Personal Representatives:
/s/ Jeffrey Thomas McCabe
JEFFREY THOMAS McCABE
3204 Helmsburg Road
Nashville, IN 47448
/s/ Shannon McCabe Castor
SHANNON McCABE CASTOR
17303 Minnie Place
Lutz, FL 33549
Attorney for Personal Representatives:
/s/ Stephen D. Carle
STEPHEN D. CARLE
Florida Bar Number: 0213187
HODGES & CARLE, P.A.
38410 North Avenue
P. O. Box 548
Zephyrhills, FL 33539-0548
Telephone: (813) 782-7196
Fax: (813) 782-1026
E-Mail: hodgescarle@hotmail.com
March 6, 13, 2026 26-00697H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT
COURT FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000540
Division: A
IN RE: ESTATE OF
SUZANNE MARY DIECK
Deceased.

The administration of the Estate of Suzanne Mary Dieck, deceased, whose date of death was February 8, 2026 is pending in the Thirteenth Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the physical address of which is 800 E. Twiggs St. Tampa, FL 33602 and which mailing address is P.O. Box 3360, Tampa, FL 33601. The file number for the estate is 26-CP-000540 and the division is Division A. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the 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 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 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.

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 (if any) 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 732.2211, Florida Statutes, which written demand must be filed with the clerk.

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

Co-Personal Representative:
/s/ George John Dieck
George John Dieck
7 Eastwood Drive,
Broad Brook, Connecticut 06016
Co-Personal Representative:
/s/ Nancy Rita Dieck
Nancy Rita Dieck
3750 Spruce Street,
North Bend, Oregon 97459
Attorney for
Co-Personal Representatives:
/s/ Ashley Ivanov
Ashley Willis Ivanov, Esq.
Florida Bar No. 0115496
The Law Office of Ashley Ivanov, P.A.
11116 Foster Carriage Rd.
Lithia, FL 33547
Telephone: (813) 436-0288
law@ashleyivanov.com
service@ashleyivanov.com
March 6, 13, 2026 26-00733H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000476
Division A
IN RE: ESTATE OF
JOHN H. MOLL, III,
Deceased.

The administration of the Estate of JOHN H. MOLL, III, deceased, whose date of death was January 31, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative 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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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

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

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

Signed on this 2nd day of March, 2026.

/s/ Diane L. Burry
DIANE L. BURRY
Personal Representative
302 Division St. S
Northfield, MN 55057
/s/ Samuel B. Dolcimascolo
Samuel B. Dolcimascolo
Attorney for Personal Representative
Florida Bar No. 173047
Bush Ross, P.A.
1801 N. Highland Ave.
Tampa, FL 33602
Telephone: 813-224-9255
Email: sdolcimascolo@bushross.com
Secondary Email:
lsamuiloff@bushross.com
8LA093602.DOCX
March 6, 13, 2026 26-00758H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000415
Division A
IN RE: ESTATE OF
TERESA SIGLER AKA
TERESA L. SIGLER AKA
TERESA LEAH SIGLER
Deceased.

The administration of the estate of TERESA SIGLER AKA TERESA L. SIGLER AKA TERESA LEAH SIGLER, deceased, whose date of death was September 20, 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. 732.2211, 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 March 6, 2026.

Personal Representative:
RYAN DWAIN SIGLER
7146 Peregrina Loop
Wesley Chapel, Florida 33545
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
March 6, 13, 2026 26-00744H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000393
Division A
IN RE: ESTATE OF
CHARLES ANTHONY FOSTER
Deceased.

The administration of the estate of Charles Anthony Foster, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. 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.

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 March 6, 2026.

Personal Representative:
Toni Bishop
891 N Soliz St
Dewey, Arizona 86327
Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
March 6, 13, 2026 26-00743H

--- ESTATE / PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF BOARD MEETING
BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **March 18, 2026, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
March 6, 2026

26-00702H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
File No. 2026-CP-000258
IN RE: ESTATE OF
ROBERTA BETH ABRAHAMS
Deceased.

The administration of the estate of ROBERTA BETH ABRAHAMS, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 26-CP-000258; the address of which is 800 E. Twiggs Street, Room 103, 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate,

including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Petitioner

MICHAEL B. ABRAHAMS
16121 Sandcrest Way
Tampa, FL 33618

Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
jmichael@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
March 6, 13, 2026

26-00765H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILL-
SBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-587
IN RE: ESTATE OF
HEIDI T. LIVELY,
Deceased.

The administration of the estate of HEIDI T. LIVELY, deceased, whose date of death was October 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, 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. 732.2211, 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: March 6, 2026.

STEPHANIE LIVELY

Personal Representative
11704 Sunlight Lane
Seffner, FL 33584

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:
jriviera@hnh-law.com
March 6, 13, 2026

26-00759H

FIRST INSERTION

WATERSET SOUTH 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 Waterset South 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 April 9, 2026, at 10:00 a.m., at 2700 S. Falkenburg Road, #2745, Riverview, Florida 33578.

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, offsite utilities, stormwater management systems, water and sewer utilities, street lighting, roadway improvements, amenity facilities, and any other lawful improvements or services of the District.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

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

Stephanie DeLuna, District Manager
March 6, 13, 20, 27, 2026

26-00701H

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR HILL-
SBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000659
Division Probate
IN RE: ESTATE OF
ALEKSANDAR DIMITROV
Deceased.

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

You are hereby notified that a Petition for Summary Administration has been filed in the estate of Aleksandar Dimitrov, deceased, File Number 26-CP-000659, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602; that the decedent's date of death was January 21, 2026; that the total value of the estate is \$60,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Nada Dimitrov	10096 Sunshine Dr, c/o Jonce Bonita Springs, FL
Koroskoski	34135

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 732.2211, Florida Statutes. The written demand must be filed with a clerk.

The date of first publication of this Notice is March 6, 2026.

Person Giving Notice:

Jonce Koroskoski, Petitioner
10096 Sunshine Dr
Bonita Springs, FL 34135
Attorney for Person Giving Notice:
Jonathon C Elgin
Email Addresses:
Elgin@semrohenry.com;
fldocs@semrohenry.com
12858 Banyan Creek Dr Suite 102
Fort Myers, Florida 33908
March 6, 13, 2026

26-00741H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000605
Division A
IN RE: ESTATE OF
KENNETH W. KUHAR
Deceased.

The administration of the estate of Kenneth W. Kuhar, deceased, whose date of death was January 15, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The personal representative has no duty to discover whether any property

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

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

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

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

Personal Representative:

Georgia Behuniak
16213 Talavera de Avila
Tampa, Florida 33613
Attorney for Personal Representative:
Charles W. Callahan, III, Attorney
Florida Bar Number: 0148776
Bradley Arant Boult Cummings LLP
1001 Water Street, Suite 1000
Tampa, Florida 33602
Telephone: (813) 559-5500
Fax: (813) 229-5946
E-Mail: ccallahan@bradley.com
Secondary E-Mail:
wkeller@bradley.com
308018-401001
March 6, 13, 2026

26-00698H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILL-
SBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000634
IN RE: ESTATE OF
BEATRICE ELLEN BRUCH
a/k/a BEATRICE E. BRUCH,
Deceased.

The administration of the estate of BEATRICE ELLEN BRUCH a/k/a BEATRICE E. BRUCH, deceased, whose date of death was December 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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 March 6, 2026

BYRON JOSEPH BRUCH, SR., a/k/a BYRON BRUCH

Personal Representative

608 Woodhill Ct.
Brandon, FL 33511
JAMES P. HINES, JR.
Florida Bar No. 061492
MORGAN A. ROBINSON
Florida Bar No. 1038923
Attorneys for Personal Representative
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: mrobinson@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
March 6, 13, 2026

26-00766H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
FILE NUMBER: 25-CP-004317
DIVISION: A
IN RE: ESTATE OF
REBECCA C. RENNER a/k/a
REBECCA CHAILLE RENNER
DECEASED

The administration of the estate of Rebecca C. Renner a/k/a Rebecca Chaille Renner, deceased, whose date of death was October 3, 2025, and whose Social Security Number is XXX-XX-9167, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office 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 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 persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the 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 March 6, 2026.

Personal Representative

Andrew J. Chaille
6315 Knyghton Road
Indianapolis, IN 46220
Attorney for Personal Representative
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
(813) 634-5666
Florida Bar Number 265853
donald@linskyfl.com
March 6, 13, 2026

26-00712H

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

--- ESTATE / SALES ---

FIRST INSERTION

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

CASE NO. 29-2024-CA-000812
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
PETER NEVAI, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 23, 2026 in Civil Case No. 29-2024-CA-000812 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Peter Nevai, 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 26th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 10, of Pebble Creek Village Unit Number 4, according to the Plat thereof, as recorded in Plat Book 62 Page 26, of the Public Records of Hillsborough County, Florida.

Together with a portion of Lot 9 of Pebble Creek Village Unit Number 4, said portion of Lot 9 being more particularly described as follows: Begin at the

most Northeasterly corner of Lot 9 and run thence South 17 degrees 31 minutes 45 seconds West, 28.88 feet to the Point of Beginning; thence South 17 degrees 31 minutes 45 seconds West, 3.56 feet; thence South 75 degrees 04 minutes 07 seconds West, 5.00 feet; thence North 14 degrees 55 minutes 53 seconds West, 3.00 feet; thence North 75 degrees 04 minutes 07 seconds East, 6.91 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.

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

Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-09084FL
March 6, 13, 2026 26-00725H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION

FILE NO.: 25-CP-004333
DIVISION: A
IN RE:
WILLIAM PAUL MITCHELL
Deceased.

The administration of the estate of William Paul Mitchell, deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-004333; the address of which is 800 E. Twiggs Street, Room 103, 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate,

including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Petitioner
DANIEL F. JOHNSON
205 Girard Avenue
Dothan, Alabama 36303

Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
March 6, 13, 2026 26-00784H

FIRST INSERTION

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

CASE NO. 2020-CA-9294
MILLEN FINANCIAL INC.
Plaintiff, vs.
CURTIS CARTER AND GLENDA
CARTER
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Fourth Amended Uniform Final Judgment of Foreclosure dated July 22, 2022, and the Order Rescheduling Foreclosure Sale dated February 24, 2026, dated and entered in 2020-CA-9294 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Millen Financial Inc., is the Plaintiff and Curtis Carter, et al. 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 April 1, 2026, the following described property as set forth in said Fourth Amended Uniform Final Judgment of Foreclosure and Order rescheduling Foreclosure Sale, to wit:

LOT 13, BLOCK 6, WINSTON PARK UNIT NO 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 42, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

More commonly known as: 1008 s. 70TH St., Tampa, FL. 33619 ("Property").

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 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 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@fljud13.org.

Dated Tuesday, March 3, 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
March 6, 13, 2026 26-00760H

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-005761
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC,
Plaintiff, vs.
MICHELE A. KNOX, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 21, 2026, and entered in 25-CA-005761 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC is the Plaintiff and MICHELE A. KNOX; UNKNOWN SPOUSE OF MICHELE A. KNOX 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 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1050 AND 1051, GORE'S ADDITION TO RUSKIN, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 708 9TH AVE SW, RUSKIN, FL 33570

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

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 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@fljud13.org

Dated this 3 day of March, 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
25-303221 - NaP
March 6, 13, 2026 26-00770H

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-000265
IN RE: ESTATE OF
LORRAINE MATTISON,
Deceased.

The administration of the Estate of LORRAINE MATTISON, deceased, whose date of death was 12/19/2025, Case Number 26-CP-000265, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 6 day of March 2026.

Personal Representative:
MARC A. MATTISON,
18938 Nest Fern Circle,
Tampa, FL 33647

Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachaer@elizabethdevolder.com
casemanager@elizabethdevolder.com
March 6, 13, 2026 26-00713H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION

File No.: 24-CP-004067
IN RE: THE ESTATE OF:
MARY F. HOUSTON
Deceased.

The administration of the estate of MARY F. HOUSTON, deceased, whose date of death was July 14, 2024, is pending in the Circuit Court of 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 the 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 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 this decedent and other persons having claims or demands against the decedent's estate must file their claims with the court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOT WITHSTANDING 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 March 6, 2026.

Personal Representative:
James D. Houston
733 Exeter Road
Hampton, NH 03842
Attorney for Personal Representative:
MAE C. BRADSHAW
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: mbradshaw@sklawyers.net
Florida Bar No. 888590
March 6, 13, 2026 26-00774H

FIRST INSERTION

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

CASE NO. 25-CA-006201
LAKEVIEW LOAN SERVICING,
LLC;
Plaintiff, v.
BENJAMIN SCHREFFLER A/K/A
BENJAMIN DAVID SCHREFFLER,
TIFFANY SCHREFFLER,
HAWKSTONE, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on February 16, 2026, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.hillsborough.realforeclose.com>, on March 24, 2026, the following described property:

LOT 29, BLOCK 11, B AND D HAWKSTONE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGES 287 THROUGH 299, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 14519 WOODLAND SPUR DR, LITHIA, FL 33547

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Andrew Arias, FBN: 89501 MARINOSCI LAW GROUP, P.C. Attorneys for Plaintiff
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-03478
March 6, 13, 2026 26-00753H

FIRST INSERTION

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

Case No. 25-CC-054031
AF DATA SYSTEM GMBH, LLC,
a Florida limited liability company,
Plaintiff, v.
4319 BALINGTON DRIVE LAND
TRUST,

By: Abpaymar, LLC, as Trustee
Defendant.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on February 26, 2026 in Case No. 25-CC-054031 in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein AF DAYA SYSTEM GMBH, LLC, a Florida limited liability company is the Plaintiff and 4319 BALINGTON DRIVE LAND TRUST, By: Abpaymar, LLC, as Trustee is the Defendant. Victor Crist, Clerk of Court, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on April 17, 2026 at 10:00 a.m. the following described real property:

Lot 10, Block 5, Buckhorn Preserve-Phase I, according to the Plat thereof, as recorded in Plat Book 91, Page(s) 44, of the Public Records of Hillsborough County, Florida.

4319 Balington Drive, Valrico,

Florida 33594
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 1st day of March, 2026

/s/ Vestalia Aylsworth
Vestalia Aylsworth, Esq.
Law Office of Vestalia Aylsworth
21101 SW 198 Ave
Miami, FL 33187
Telephone: (305) 282-6020
vestalia@live.com
Fla. Bar No. 111007
Counsel for Plaintiff
March 6, 13, 2026 26-00761H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13th JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-CP-000291
IN RE: ESTATE OF
CHARLES GEORGE SPERO
Deceased.

The administration of the estate of Charles George Spero, deceased, whose date of death was December 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602, file number 26-CP-000291. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

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

Personal Representative
Kim Ralph
9481 Highland Oak Dr, Unit 611
Tampa, FL 33647

Attorney for the Personal Representative
Gadiel A. Espinoza, Esq.
Florida Bar No. 121831
LAW OFFICE OF GADIEL A. ESPINOZA, PLLC
3632 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
Tel. (813) 897-0295
Email: office@gadielepinozalaw.com
March 6, 13, 2026 26-00773H



SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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



--- ESTATE / ACTIONS ---

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-009648

Division O

**FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
LOANS STRUCTURED
TRANSACTION TRUST, SERIES
2019-3**

**Plaintiff, vs.
UNKNOWN HEIRS,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OF
JOSEFINA RODRIGUEZ,
DECEASED, LUIS ANGEL
RODRIGUEZ, JR, AS KNOWN
HEIR OF JOSEFINA
RODRIGUEZ, DORLENA
RODRIGUEZ, AS KNOWN HEIR
OF JOSEFINA RODRIGUEZ,
JOSEFINA DANA RODRIGUEZ,
AS KNOWN HEIR OF JOSEFINA
RODRIGUEZ, et al.**

Defendants.
TO: DORLENA RODRIGUEZ, AS
KNOWN HEIR OF JOSEFINA
RODRIGUEZ

LAST KNOWN ADDRESS
8115 COLONIAL VILLAGE DR
APT 204

TAMPA, FL 33625
UNKNOWN SPOUSE OF DORLENA
RODRIGUEZ

LAST KNOWN ADDRESS
8115 COLONIAL VILLAGE DR
APT 204

TAMPA, FL 33625
JOSEFINA DANA RODRIGUEZ,
AS KNOWN HEIR OF JOSEFINA
RODRIGUEZ

LAST KNOWN ADDRESS
5607 RENFRO LN
TAMP, FL 33625

UNKNOWN SPOUSE OF JOSEFINA
DANA RODRIGUEZ
LAST KNOWN ADDRESS
5607 RENFRO LN
TAMPA, FL 33625

UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OF JOSEFINA
RODRIGUEZ, DECEASED

CURRENT RESIDENCE UNKNOWN

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

A TRACT IN THE EAST
1/2 OF THE WEST 2/3 OF
THE NORTH 3/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF THE
SECTION 36, TOWNSHIP 27
SOUTH, RANGE 17 EAST,
HILLSBOROUGH COUNTY,
FLORIDA, SAID TRACT BE-
ING DESCRIBED AS FOL-
LWS: FROM THE SOUTH-
WEST CORNER OF SAID
EAST 1/2 OF THE WEST
2/3 OF THE NORTH 3/4 OF
THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF
SECTION 36, RUN SOUTH
87° 49' 44" EAST ALONG
THE SOUTH BOUNDARY
OF SAID EAST 1/2 OF THE
WEST 2/3 OF THE NORTH
3/4 OF THE NORTHWEST
1/4 OF THE SOUTHEAST 1/4
OF SECTION 36 A DISTANCE
OF 220.00 FEET, RUN
THENCE NORTH 00° 44' 28"
EAST, PARALLEL TO AND
220.00 FEET EAST OF THE
WEST BOUNDARY OF SAID
EAST 1/2 OF THE WEST 2/3
OF THE NORTH 3/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SEC-
TION 36, A DISTANCE OF
204.34 FEET TO A POINT
OF BEGINNING; FROM
SAID POINT OF BEGIN-
NING, CONTINUE NORTH
00°44'28" EAST A DISTANCE
OF 235.66 FEET; RUN
THENCE NORTH 01° 33' 43"
WEST A DISTANCE OF 147.43
FEET TO A POINT WHICH
IS 400.00 FEET SOUTH OF
(MEASURED AT RIGHT
ANGLES) THE NORTH
BOUNDARY OF SAID EAST
1/2 OF THE WEST 2/3 OF
THE NORTH 3/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SEC-
TION 36; RUN THENCE
SOUTH 87° 57' 51" EAST,
PARALLEL TO THE NORTH
BOUNDARY OF SAID EAST
1/2 OF THE WEST 2/3 OF
THE NORTH 3/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SEC-
TION 36, A DISTANCE OF
220.05 FEET TO A POINT
ON THE EAST BOUNDARY
OF SAID EAST 1/2 OF THE
WEST 2/3 OF THE NORTH
3/4 OF THE NORTHWEST
1/4 OF THE SOUTHEAST
1/4 OF SECTION 36; RUN
THENCE SOUTH 00°50'
50" WEST ALONG SAID E
BOUNDARY A DISTANCE OF
383.32 FEET; RUN THENCE
NORTH 87° 49' 44" WEST,

PARALLEL TO THE SOUTH
BOUNDARY OF SAID EAST
1/2 OF THE WEST 2/3 OF
THE NORTH 3/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SEC-
TION 36, A DISTANCE OF
213.43 FEET TO THE POINT
OF BEGINNING; TOGETHER
WITH A 20.00 FOOT EASE-
MENT FOR INGRESS AND
EGRESS BEING MORE PAR-
TICULARLY DESCRIBED
AS FOLLOWS: BEGIN AT
THE SOUTHWEST CORNER
OF THE EAST 1/2 OF THE
WEST 2/3 OF THE NORTH
3/4 OF THE NORTHWEST
1/4 OF THE SOUTHEAST
1/4 OF SAID SECTION 36;
THENCE SOUTH 87° 49' 44"
EAST, ALONG THE SOUTH
BOUNDARY OF SAID EAST
1/2 OF THE WEST 2/3 OF
THE NORTH 3/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHEAST 1/4, 20.00
FEET; THENCE NORTH 00°
44' 28" EAST, ALONG A LINE
20.00 FEET EAST OF AND
PARALLEL WITH THE WEST
BOUNDARY OF SAID EAST
1/2 OF THE WEST 2/3 OF
THE NORTH 3/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHEAST 1/4, 440.00
FEET; THENCE SOUTH
87° 49' 44" EAST, 200.00
FEET; THENCE NORTH 01°
33' 43" WEST, 147.43 FEET
TO A POINT 220.00 FEET
WEST OF (MEASURED AT
RIGHT ANGLES) THE EAST
BOUNDARY OF SAID EAST
1/2 OF THE WEST 2/3 OF
THE NORTH 3/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHEAST 1/4; THENCE
NORTH 00° 50' 50" EAST,
ALONG A LINE 220.00
FEET WEST OF AND PAR-
ALLEL WITH SAID EAST
BOUNDARY, 20.00 FEET;
THENCE NORTH 89° 09' 10"
WEST, 20.00 FEET; THENCE
SOUTH 00° 50' 50" WEST,
20.42 FEET, THENCE SOUTH
01° 33' 43" EAST, 126.50
FEET, THENCE NORTH 87°
49' 44" WEST, 199.15 FEET
TO A POINT ON THE WEST
BOUNDARY OF SAID EAST
1/2 OF THE WEST 2/3 OF
THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4,
THENCE SOUTH 00° 44' 28"
WEST, ALONG SAID WEST
BOUNDARY, 460.01 FEET TO
THE POINT OF BEGINNING,
AND TOGETHER WITH A
20.00 FOOT EASEMENT
FOR INGRESS AND EGRESS
DESCRIBED AS THE SOUTH
20.00 FEET OF THE WEST
1/3 OF THE NORTH 3/4 OF
THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF
SAID SECTION 36.

commonly known as 5607 RENFRO
LANE, TAMPA, FL 33625 has been
filed against you and you are required
to serve a copy of your written defenses,
if any, to it on Brooke Sullivent of Kass
Shuler, P.A., plaintiff's attorney, whose
address is P.O. Box 800, Tampa, Florida
33601, (813) 229-0900, on or before
3/26/2026, (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 de-
manded in the Complaint.

**AMERICANS WITH DISABILITY
ACT** If you are a person with a dis-
ability who needs an accommodation
in order to access court facilities or
participate in a court proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. To re-
quest such an accommodation, please
contact the Administrative Office of the
Court as far in advance as possible, but
preferably at least (7) days before your
scheduled court appearance or other
court activity of the date the service is
needed: Complete the Request for Ac-
commodations Form and submit to 800
E. 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 Coordina-
tor, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing Impaired: 1-800-955-8771, Voice
impaired: 1-800-955-8770, e-mail:
ADA@fljud13.org.

Dated: February 18, 2026.
CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(SEAL) By: Jennifer Taylor
Deputy Clerk

Brooke Sullivent
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
246300/2529629/and
March 6, 13, 2026 26-00720H

FIRST INSERTION

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

CIVIL DIVISION:

Case No.: 25-CA-003325
**RESIDENTIAL INVESTMENT
TRUST V, a Delaware Statutory
Trust,**

Plaintiff, vs.

TAMPA BAY REI LLC, a Florida

Limited Liability Company;

ANDREW STEFFENS; CITY

OF TAMPA; HILLSBOROUGH

COUNTY CLERK OF COURT

& COMPTROLLER A/K/A

HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT

& COMPTROLLER; STATE

OF FLORIDA; ANCHOR

NATIONWIDE LOANS LLC;

TODD H. BOGGESS LLC, a Florida

limited liability Company; TODD H.

BOGGESS; UNKNOWN TENANT

#1; UNKNOWN TENANT #2,

Defendants.

NOTICE IS HEREBY GIVEN pursu-
ant to the Uniform Final Judgment of
Foreclosure entered on the 26th
day of February 2026, in Case No.
25-CA-003325, of the Circuit Court
of the 13th Judicial Circuit in and for
Hillsborough County, Florida, where-
in, RESIDENTIAL INVESTMENT
TRUST V, a Delaware Statutory Trust,
is the Plaintiff and TAMPA BAY REI
LLC, a Florida Limited Liability Com-
pany; ANDREW STEFFENS; CITY
OF TAMPA; HILLSBOROUGH
COUNTY CLERK OF COURT &
COMPTROLLER A/K/A HILLS-
BOROUGH COUNTY CLERK OF
CIRCUIT COURT & COMPTROL-
LER; STATE OF FLORIDA; AN-
CHOR NATIONWIDE LOANS LLC;
UNKNOWN TENANT #1; UN-
KNOWN TENANT #2 are the De-
fendants. 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 auc-
tions at 10:00 AM on the 27th day
of April 2026, the following described
property as set forth in said Final
Judgment, to wit:

LOT 3, BLOCK 2, MAP OF AR-
LINGTON HEIGHTS, AS PER
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 2,
PAGE 74, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA
Property Address: 3808 NORTH
ARLINGTON AVENUE, TAMPA,
FL 33603

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

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: Com-
plete the Request for Accommodations
Form and submit to 800 E. Twiggs
Street, Room 604, Tampa, FL 33602.

Dated this 2nd day of March 2026.

Paris A. Roach
Paris A. Roach, Esq.
Fla. Bar Number: 1028751
DELUCA LAW GROUP, PLLC
2101 N.E. 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
24-06412-1
March 6, 13, 2026 26-00756H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA

PROBATE DIVISION

File No. 26-CP-679

Division A

IN RE: ESTATE OF

DIANE SPATARO

Deceased.

The administration of the estate of Di-
ane Spataro, deceased, whose date of
death was October 16, 2025, is pending
in the Circuit Court for Hillsborough
County, Florida, Probate Division, the
address of which is George Edgecomb
Courthouse, 800 E. Twiggs Street,
Tampa, Florida 33602. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes.

All 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 March 6, 2026.

Personal Representative:
/s/ Amanda Spataro
Amanda Spataro
1602 E. Maple Avenue
Tampa, Florida 33604

Attorney for Personal Representative:

/s/ Brian P. Buchert
Brian P. Buchert, Esquire
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837

E-Mail:
BBuchert@BuchertLawOffice.com
March 6, 13, 2026 26-00775H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Hillsborough County, Florida
PROBATE DIVISION

File No. 26-CP-000661

Division A

IN RE: ESTATE OF

Curtis Smith, Sr

Deceased.

The administration of the estate of
Curtis Smith, Sr, deceased, whose date
of death was January 31st, 2025, is
pending in the Circuit Court for Hill-
sborough 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 repre-
sentative's attorney are set forth below.

All creditors of the decedent and oth-
er 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.

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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 speci-
fied 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 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 March 6th, 2026

Personal Representative:
Curtis Smith, Jr
515 Sand Ridge Dr
Valrico, FL 33594

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
March 6, 13, 2026 26-00779H

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

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

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No.: 24-CA-005801
Division D

LAKE MICHIGAN CREDIT UNION,
Plaintiff, v.
SIDELINE OVERDRIVE LLC d/b/a HOBBYTOWN USA; ANTHONY INNISS; MALIKA INNISS; HILLANDALE RESERVE HOMEOWNERS ASSOCIATION, INC.; FOX CAPITAL GROUP INC. d/b/a UCC FILER 2;
CORPORATION SERVICE COMPANY, AS REPRESENTATIVE; C T CORPORATION SYSTEM, AS REPRESENTATIVE; VELOCITY CAPITAL GROUP, LLC; NATIONAL FUNDING, INC.; FLORIDA DEPARTMENT OF REVENUE; and UNKNOWN TENANT(S) IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Foreclosure (as to Count IV) (the "Final Judgment"), dated November 26, 2025, and the Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated February 24, 2026, entered in Case No. 24-CA-005801 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein LAKE MICHIGAN CREDIT UNION is Plaintiff and SIDELINE OVERDRIVE LLC d/b/a HOBBYTOWN USA; ANTHONY INNISS; MALIKA INNISS; HILLANDALE RESERVE HOMEOWNERS ASSOCIATION, INC.; FOX CAPITAL GROUP, INC. d/b/a UCC FILER 2; CORPORATION SERVICE COMPANY, AS REPRESENTATIVE; C T CORPORATION SYSTEM, AS REPRESENTATIVE; VELOCITY CAPITAL GROUP,

LLC, NATIONAL FUNDING, INC.; FLORIDA DEPARTMENT OF REVENUE; and UNKNOWN TENANT(S) IN POSSESSION are Defendants, the Clerk of the Circuit Court, Hillsborough County, Florida, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM on the 31st day of March 2026, the following described property as set forth in said Final Judgment to wit:

Lot 8, HILLANDALE RESERVE - PHASE I, as per plat thereof, recorded in Plat Book 119, Pages 215, of the Public Records of Hillsborough County, Florida.
Property Address: 1215 Hillandale Reserve Drive, Tampa, Hillsborough County, Florida.

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

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

Attorney for Plaintiff:
Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
March 6, 13, 2026 26-00696H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-012035
DIVISION: E
RF - SECTION

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-OSI,
Plaintiff, vs.
LAMARSHA O. COPELAND, ET AL.
Defendants

To the following Defendant(s): LAMARSHA O. COPELAND (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 18825 TOURNAMENT TRL 18825, TAMPA, FL 33647
Additional Address: 12315 TOUCHTON DR UNIT #91, TAMPA, FL 33617

Additional Address: 8632 LAKE ISLE DR TEMPLE, TERR, FL 33637
Additional Address: 3025 CASTLE ROCK CIR, LAND O LAKES, FL 34639

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT # 91, OF OAK BRIDGE RUN, A CONDOMINIUM, IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM THEREOF RECORDED ON AUGUST 20, 1979 IN O.R. BOOK 3552, PAGES 1426 THROUGH 1519 AND THE CONDOMINIUM PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGES 41 THROUGH 52, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO, AS AMENDED FROM TIME TO TIME, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 12315 TOUCHTON DRIVE, TAMPA FL 33617

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 04/06/2026 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. This notice is provided to Administrative Order No. 2065.

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.

WITNESS my hand and the seal of this Court this day of FEB 27 2026.

Victor D. Crist
HILLSBOROUGH COUNTY
CLERK OF COURT
(SEAL) By Patricia Corbin
As Deputy Clerk
J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH21346-25/cam
March 6, 13, 2026 26-00751H

FIRST INSERTION

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

CASE NO. 24-CA-004327
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
MARY F. JACKSON; LATOYA DENISE FRANKLIN; RUDY FRANKLIN; CASSANDRA TASHUNDA FRANKLIN; UNKNOWN SPOUSE OF MARY F. JACKSON; UNKNOWN SPOUSE OF CASSANDRA TASHUNDA FRANKLIN; AQUA FINANCE INC.; SOUTHSORE BAY HOMEOWNERS ASSOCIATION, INC. A/K/A SOBELLA MASTER COMMUNITY ASSOCIATION, INC.; SOUTHSORE BAY CLUB, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed January 20, 2026 and entered in Case No. 24-CA-004327, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and MARY F. JACKSON; LATOYA DENISE FRANKLIN; RUDY FRANKLIN; CASSANDRA TASHUNDA FRANKLIN; UNKNOWN SPOUSE OF MARY F. JACKSON; UNKNOWN SPOUSE OF CASSANDRA TASHUNDA FRANKLIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; AQUA FINANCE INC.; SOUTHSORE BAY HOMEOWNERS ASSOCIATION, INC. A/K/A SOBELLA MASTER COMMUNITY ASSOCIATION, INC. SOUTHSORE BAY CLUB, LLC; 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 23, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 11, FOREST BROOKE PHASE 3C, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 9 THROUGH 13, 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 27th 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.: 24-00590 NML
V6.20190626
March 6, 13, 2026 26-00754H

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-000984
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1,
Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOYCE TULLOCH A/K/A LOYCE M. TULLOCH A/K/A LOYCE MARCUS TULLOCH, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 21, 2026, and entered in 25-CA-000984 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOYCE TULLOCH A/K/A LOYCE M. TULLOCH A/K/A LOYCE MARCUS TULLOCH, DECEASED; CHRISTA TULLOCH-WRIGHT; TD BANK USA, N.A. 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 23, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 1 ACRES, MORE OR LESS, OF THE FOLLOWING DESCRIBED TRACT; BEING AT A POINT 476.68 FEET DUE EAST OF THE NW CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 20 EAST; RUN THENCE EAST 427.32 FEET TO A POINT, THENCE SOUTH 507.54 FEET;

THENCE WEST 118.54 FEET; THENCE NORTH 132.0 FEET, THENCE WEST 308.82 FEET, THENCE NORTH 375.54 FEET TO THE POINT OF BEGINNING, LESS AND PORTION LYING WITHIN THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3152, PAGE 407, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11713 PRUETT RD, SEFFNER, FL 33584

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 3 day of March, 2026.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
23-134129 - NaP
March 6, 13, 2026 26-00771H

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-001947
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.

KEATHEL CHAUNCEY, ESQ., AS TRUSTEE ONLY, UNDER THE SEPTEMBER LAND TRUST, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 23, 2026, and entered in 22-CA-001947 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 RCF 2 ACQUISITION TRUST is the Plaintiff and ANA ALLISTON; CURTIS ALLISTON; KEATHEL CHAUNCEY, ESQ., AS TRUSTEE ONLY, UNDER THE SEPTEMBER LAND TRUST; UNKNOWN TENANT #1 N/K/A RODRICK GREEN; UNKNOWN TENANT #2 N/K/A NINKIA GREEN A/K/A NEICO GREEN; ANDALUCIA MASTER ASSOCIATION 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 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 34A, LEEN SUBDIVISION, PLATTED SUBDIVISION, AS RECORDED IN PLAT BOOK 89, PAGE 55, BEING A REPLAT OF A PORTION OF ANDALUCIA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; FORMERLY KNOWN AS: LOT 53 AND 54, BLOCK 2, ANDALUCIA SUBDIVISION, AC-

CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1304 JUMA NA LOOP, APOLLO BEACH, FL 33572

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 3 day of March, 2026.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
22-042395 - RyM
March 6, 13, 2026 26-00772H

FIRST INSERTION

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

CASE NO. 2026-CC-7948
5801 MIDDLESEX INC.
Plaintiff, vs.

CHARM-B INC. AS TRUSTEE OF THE 1112-2022 LAND TRUST DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Consent In-Rem Final Judgment dated February 24, 2026, and entered in 2026-CC-7948 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 5801 Middlesex Inc., is the Plaintiff and Charm-B Inc. as Trustee of the 1112-2022 Land Trust is the Defendant. Victor D. Crist is the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, at, on March 27th 2026, at 10:00 AM the following described property as set forth in said Consent In-Rem Final Judgment, to wit:

Lot 24, Block 1, CASA BLANCA, according to the map or plat thereof, as recorded in Plat Book 89, Pages(s) 28, of the Public Records of Hillsborough County, Florida.

More commonly known as: 1112 Blaine Top Place, Tampa, FL 33626 ("Property").

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of

the Lis Pendens must file a claim 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 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 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 26, 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
March 6, 13, 2026 26-00718H

FIRST INSERTION

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

CASE NO. 25-CA-002434
RESIDENTIAL FORECLOSURE NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
DAVID D. GREENE, STEADFAST ROOFING LLC, CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 24, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 11, BLOCK 41A, CYPRESS CREEK PHASE 5A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 277 THROUGH 284, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10137 GEESE TRL CIR, SUN CITY CENTER, FL 33573; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best

bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on April 27, 2026 at 10:00 AM.

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

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

Dated this March 2, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2529339/CMF
March 6, 13, 2026 26-00757H

FIRST 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-002281

In re:
BETTR HOMES CONSTRUCTION, LLC,
Assignor, to

LARRY S. HYMAN,
Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. **PLEASE TAKE NOTICE** that on or about February 27, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by BETTR HOMES CONSTRUCTION, LLC, Assignor, with its principal place of business at 111 Kelsey Lane, Suite A, Tampa,

FL 33619, 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, at-

tachment 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 29, 2026.**
March 6, 13, 20, 27, 2026
26-00780H

--- ACTIONS ---

FIRST INSERTION

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

CASE# 26-CA-000888 DIVISION: CIVIL JOHN R. FREEHAFFER Plaintiff vs JULIANA SIMON CORTES, Defendant

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

JULIANA SIMON CORTES WHOSE LAST KNOWN ADDRESS WAS: 1346 DEW BLOOM ROAD BRANDON, FL 33511

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

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

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

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

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

FREEHAFFER, whose address is 5297 Lydia Court, Spring Hill, FL 34608, fr33haf3r@gmail.com (352)587-7193, on or before 04/07/2026, 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 2nd day of March, 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 Laronda Jones DEPUTY CLERK

JOHN R. FREEHAFFER, 5297 Lydia Court, Spring Hill, FL 34608, fr33haf3r@gmail.com (352)587-7193 March 6, 13, 20, 27, 2026

26-00740H

FIRST INSERTION

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

CASE NO.: 25-CA-012559 CORPORACION HOSPITALARIA DEL ZULIA, LLC Plaintiff, vs. BENJAMIN J. HOLLINS; et al., Defendants.

TO: BENJAMIN J. HOLLINS Last Known Address: 2114 W. State St., Tampa, FL 33606

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

THE WEST 50 FEET OF LOT 25, MJ CRANDALLS ADDITION TO WILMA, TO ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 5 FEET FOR SAID ROAD RIGHT OF WAY FOR SLIGHT AVENUE BY THE CITY OF TAMPA AS RECORDED IN OFFICIAL RECORDS BOOK 7340, PAGE 1278, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1703 Sleight Ave., Tampa, FL 33604.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Melisa Manganelli, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before 04/02/2026 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; e-mail: ADA@fljud13.org., at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

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

This notice shall be published once a week for two (2) consecutive weeks. WITNESS my hand and the seal of said Court this day of FEB 25 2026.

VICTOR D. CRIST as Clerk of the Circuit Court (Court Seal) BY: Patricia Corbin As Deputy Clerk

Melisa Manganelli, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 service@mls-pa.com March 6, 13, 2026 26-00755H

porate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before 04/02/2026 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; e-mail: ADA@fljud13.org., at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

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

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

WITNESS my hand and the seal of said Court this day of FEB 25 2026.

VICTOR D. CRIST as Clerk of the Circuit Court (Court Seal) BY: Patricia Corbin As Deputy Clerk

Melisa Manganelli, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 service@mls-pa.com March 6, 13, 2026 26-00755H

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-009667 DIVISION: O

FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVEISES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ANGELO GUIDA AKA ANGELO C. GUIDA, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVEISES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ANGELO GUIDA AKA ANGELO C. GUIDA, DECEASED Last Known Address: Unknown Current Address: Unknown

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

LOT 23, BLOCK 6, WHISPERING OAKS SECOND ADDITION - PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE(S) 57-1 THROUGH 57-5, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 9117 WHISPERING WILLOW WAY TAMPA FL 33614

has been filed against you and you are

required to file written defenses by 4/01/2026, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer. **See the Americans with Disabilities Act

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.

WITNESS my hand and the seal of this court on this 24 day of February, 2026.

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

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-011360 March 6, 13, 2026 26-00777H

FIRST INSERTION

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

Case No.: 25-CA-011422 EF MORTGAGE LLC, Plaintiff, v.

1219 S 66TH STREET TAMPA FL LLC, A FLORIDA LIMITED LIABILITY COMPANY; MARIA G. PEREZ, AN INDIVIDUAL; BHAM BUYERS, LLC; JONATHAN MASSON; OAKTREE FUNDING CORP.; VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, A DELAWARE LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): BHAM BUYERS, LLC 944 MARTINWOOD LN BIRMINGHAM, ALABAMA 35235 JONATHAN MASSON 79312 DIAMONDHEAD DR E DIAMONDHEAD, MISSISSIPPI 39525

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

TRACT 3 IN THE NW 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 215 FEET THEREOF AND LESS THE EAST 15 FEET

THEREOF FOR ROAD RIGHT OFWAY. a/k/a 1219 S 66th St, Tampa, FL 33619

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 04/02/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act , if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 800 E. Twiggs Street, Tampa, FL 33602, Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this day of FEB 25 2026.

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 March 6, 13, 2026 26-00776H

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-011702 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

RONALD STEVEN GUSCHUK A/K/A RONALD S. GUSCHUK, et al., Defendant.

To: RONALD STEVEN GUSCHUK A/K/A RONALD S. GUSCHUK, 16641 GROTTO STEAM PLACE, WIMAUMA, FL 33598 DIANA CAROLINA URBINA LEJABO A/K/A DIANA CAROLINA GUSCHUK, 16641 GROTTO STEAM PLACE, WIMAUMA, FL 33598 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 6, BLOCK 6, FOREST BROOKE PHASE 7A AND 7B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 141, PAGES 224 THROUGH 230, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite

155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 03/26/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 18 day of FEB, 2026.

VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Patricia Corbin Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-14726FL March 6, 13, 2026 26-00732H

FIRST INSERTION

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

CASE# 26-CA-000888 DIVISION: CIVIL JOHN R. FREEHAFFER Plaintiff vs CARLOS CORTES, Defendant

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

CARLOS CORTES WHOSE LAST KNOWN ADDRESS WAS: 1346 DEW BLOOM ROAD BRANDON, FL 33511

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

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

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

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

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

FREEHAFFER, whose address is 5297 Lydia Court, Spring Hill, FL 34608, fr33haf3r@gmail.com (352)587-7193, on or before 04/07/2026, 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 2nd day of March, 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 Laronda Jones DEPUTY CLERK

JOHN R. FREEHAFFER, 5297 Lydia Court, Spring Hill, FL 34608, fr33haf3r@gmail.com (352)587-7193 March 6, 13, 20, 27, 2026

26-00735H

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-011090 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.

DIANE L. ELIS; WALTER CRITZER; BRIAN C. ELLIS; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY 12359 WITHERIDGE DRIVE TAMPA, FLORIDA 33624

who is evading service of process and 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 defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. To the following Defendant(s): DIANE L. ELIS

(LAST KNOWN ADDRESS) 12359 WITHERIDGE DRIVE TAMPA, FLORIDA 33624

WALTER CRITZER (LAST KNOWN ADDRESS) 12359 WITHERIDGE DRIVE TAMPA, FLORIDA 33624

BRIAN C. ELLIS (LAST KNOWN ADDRESS) 12359 WITHERIDGE DRIVE TAMPA, FLORIDA 33624

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

LOT 53, BLOCK 4, OF COUNTRY RUN - UNIT II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 42, OF THE PUBLIC RECORDS OF IDLLSBOROUGH COUNTY, FLORIDA. a/k/a 12359 WITHERIDGE DRIVE, TAMPA, FLORIDA 33624

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 3/27/2026, 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.

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 19 day of February, 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

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486; Telefax: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-01389 JPC March 6, 13, 2026 26-00752H

FIRST INSERTION

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

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

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

You are required to serve a copy of your written defense to JOHN R. FREEHAFFER, whose address is 5297 Lydia Court, Spring Hill, FL 34608, fr33haf3r@gmail.com (352)587-7193, on or before 04/07/2026, 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 2nd day of March, 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 Laronda Jones DEPUTY CLERK

JOHN R. FREEHAFFER, 5297 Lydia Court, Spring Hill, FL 34608, fr33haf3r@gmail.com (352)587-7193 March 6, 13, 20, 27, 2026 26-00739H

--- ACTIONS ---

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-009521
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
PHYLLIS JUNE CROSBY, et al.,
Defendant.
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CHARLES ALAN SANFORD A/K/A CHARLES SANFORD, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
RUSSELL SANFORD
1203 W DEL WEBB BLVD, SUN CITY CENTER, FL 33573
UNKNOWN SPOUSE OF RUSSELL SANFORD
1203 W DEL WEBB BLVD, SUN CITY CENTER, FL 33573
HOLLIS WROBLEWSKI
7100 STONEY ACRES CT, GIBSONVILLE, NC 27249
UNKNOWN SPOUSE OF HOLLIS WROBLEWSKI
7100 STONEY ACRES CT, GIBSONVILLE, NC 27249
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 33, BLOCK "CJ", DEL WEBB'S SUN CITY CENTER FLORIDA UNIT NUMBER 28, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 3/27/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and seal of said Court on the 19 day of February, 2026.
VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
MCCALLA RAYMER LEBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-12895FL
March 6, 13, 2026 26-00710H

FIRST 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
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:
CHARM-8 INC
WHOSE REGISTERED AGENT IS:
BARRY HAUGHT
GOLD ROCK INC
13014 N DALE MABRY
HIGHWAY
SUITE 129
TAMPA, FL 33618
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 04/07/2026, 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 2nd day of March, 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 Laronda Jones
DEPUTY CLERK
JOHN R. FREEHAFER,
5297 Lydia Court,
Spring Hill, FL 34608,
fr33haf3r@gmail.com
(352)587-7193
March 6, 13, 20, 27, 2026
26-00737H

FIRST 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
CASTLEBROOK RESTORATION & ROOFING,
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:
CASTLEBROOK RESTORATION & ROOFING
WHOSE REGISTERED AGENT IS:
MARIE E SHANKLAND
REACTIVE BUSINESS SOLUTIONS INC
13006 CREEK MANOR COURT
RIVERVIEW, FL 33569
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 04/07/2026, 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 2nd day of March, 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 Laronda Jones
DEPUTY CLERK
JOHN R. FREEHAFER,
5297 Lydia Court,
Spring Hill, FL 34608,
fr33haf3r@gmail.com
(352)587-7193
March 6, 13, 20, 27, 2026
26-00736H

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-000513
GUILD MORTGAGE COMPANY LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOANNA J. HALL, DECEASED. et. al.
Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOANNA J. HALL, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 13, BLOCK 1, SUN CITY CENTER UNIT 34-A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 04/02/2026 /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 25 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
25-369797
March 6, 13, 2026 26-00717H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-000733
DIVISION: C
GULF STATES CAPITAL,
a Texas general partnership,
Plaintiff, v.
MICHAEL D. SCIONTI;
UNKNOWN SPOUSE OF MICHAEL D. SCIONTI;
BARCLAYS BANK DELAWARE;
UNKNOWN TENANT #1; and
UNKNOWN TENANT #2; the names being fictitious to account for parties in possession,
Defendants.
TO: MICHAEL D. SCIONTI, UNKNOWN SPOUSE OF MICHAEL D. SCIONTI, UNKNOWN TENANT #1, and UNKNOWN TENANT #2.
YOU ARE NOTIFIED that an action for Mortgage Foreclosure for the following property in Hillsborough County, Florida:
Legal Description:
Unit 112, Building 9 of CULBREATH KEY BAYSIDE CONDOMINIUM, a Condominium, according to the Deceleration recorded in Official Records Book 14118, Page 1940, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Hillsborough County, Florida.
C/K/A: 5000 Culbreath Key Way, Unit 9-112, Tampa, FL 33611
has been filed against you and you are required to serve a copy of your written defenses, if any, to Colton L. Chrimes, the Plaintiff's attorney, whose address is Brown & Kimpton, P.A., 29750 US Hwy 19N Suite 205 Clearwater, FL 33761, on or before, 30 days from first 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 may be entered against you for the relief demanded in the complaint, including foreclosure and sale of property.
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.
NOTICE SHALL BE PUBLISHED in the Business Observer for Hillsborough County once each week for two consecutive weeks.
Dated: 2/25/2026
Victor D. Crist
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
BROWN & KIMPTON, P.A.
By: /s/ Colton L. Chrimes
Barbara M. Brown, Esq. FBN:
641863
Colton L. Chrimes, Esq. FBN:
1011767
29750 US Hwy 19N Suite 205
Clearwater, FL 33761
Office (813-528-4044
Facsimile (727) 827-2805
Email:
eservice@brownkimptonlaw.com
Attorney for Plaintiff
March 6, 13, 2026 26-00721H

FIRST 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
F & T CORPORATION,
Plaintiff vs
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:
F & T CORPORATION
WHOSE LAST KNOWN REGISTERED AGENT WAS:
PETER P SCAGLIONE
4102 EL PRADO BOULEVARD
TAMPA, FL 33629
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 04/07/2026, 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 2nd day of March, 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 Laronda Jones
DEPUTY CLERK
JOHN R. FREEHAFER,
5297 Lydia Court,
Spring Hill, FL 34608,
fr33haf3r@gmail.com
(352)587-7193
March 6, 13, 20, 27, 2026
26-00738H

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-008451
DIVISION: G
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Ruth O. Troup a/k/a Ruth Oela Troup a/k/a Ruth Oela Keeble Troup a/k/a Ruth Keeble Troup a/k/a Ruth Troup a/k/a Ruth Oela Keeble, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s);
Natasha Lynn Troup a/k/a Natasha Lynn Troup Madera a/k/a Natasha Lynn Madera; Jaylynn Marie Madera Troup a/k/a Jaylynn M. Madera Troup; Unknown Spouse of Jada Ciara Madera Troup a/k/a Jada C. Madera Troup a/k/a Jada C. Troup; United States of America, Acting Through the Secretary of Housing and Urban Development; Capital One Bank (USA), N.A.; Clerk of Circuit Court of Hillsborough County, Florida;
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).
TO: Natasha Lynn Troup a/k/a Natasha Lynn Troup Madera a/k/a Natasha

Lynn Madera: 1304 West Burger Street, Tampa, FL 33604, Unknown Spouse of Natasha Lynn Troup a/k/a Natasha Lynn Troup Madera a/k/a Natasha Lynn Madera: 2417 Harper St., Tampa, FL 33605 and Unknown Spouse of Jaylynn Marie Madera Troup a/k/a Jaylynn M. Madera Troup: 1304 West Burger Street, Tampa, FL 33604
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 22 AND THE EAST 5 FEET OF LOT 21, FIVACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
more commonly known as 1304 West Burger Street, Tampa, FL 33604.
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 3/31/2026 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 23 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
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 23 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
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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option

OR E-MAIL:
legal@businessobserverfl.com

Business Observer

IV0241

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-010926 DIVISION: C

MIDFIRST BANK Plaintiff, v. DAYRON GONZALEZ MENENDEZ, ET AL. Defendants. TO: RAMON JOEL ADORNO, Current residence unknown, but whose last known address was: 1706 E POINSETTIA AVE, TAMPA, FL 33612-7082

DAYRON GONZALEZ MENENDEZ, Current residence unknown, but whose last known address was: 1706 E POINSETTIA AVE, TAMPA, FL 33612-7082

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit: LOT 14, BLOCK 71, TAMPA OVERLOOK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 03/30/2026 or within thirty (30)

days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twigg Street, Tampa, FL 33602, 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 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 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. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org

WITNESS my hand and seal of the Court on this day of FEB 20 2026.

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

eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000011249 March 6, 13, 2026 26-00695H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-012824 DIVISION: C

REGIONS BANK D/B/A REGIONS MORTGAGE Plaintiff, v.

ANNA LOUISE DENSMORE A/K/A ANNA L. DENSMORE A/K/A ANNA DENSMORE, ET AL. Defendants.

TO: ANNA LOUISE DENSMORE A/K/A ANNA L. DENSMORE A/K/A ANNA DENSMORE, Current residence unknown, but whose last known address was: 3312 NORTHSIDE DR APT 409, KEY WEST, FL 33040

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

LOT 5, BLOCK 3, WATERSET WOLF CREEK PHASES A AND D1 AND WATERSET BOULEVARD TECO EXTENSION AND COVINGTON GARDEN DRIVE TECO EXTENSION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGES 12 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite

200, St. Petersburg, FL 33716, on or before 04/01/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twigg Street, Tampa, FL 33602, 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 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 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. Twigg Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fljud13.org

WITNESS my hand and seal of the Court on this day of FEB 24 2026.

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

eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000011247 March 6, 13, 2026 26-00716H

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-009295 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. CHRISTOPHER PAUL ZARDINSKAS A/K/A CHRISTOPHER ZARDINSKAS, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST LOIS MARIE ZARDINSKAS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 12, BLOCK 3, HILLCREST ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 89, 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 3/27/2026, 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 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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of this Court this 19 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. Twigg St. Tampa, FL 33602

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-12703FL March 6, 13, 2026 26-00711H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2025-CA-004701

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

JOANNE THOMAS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE MARIE LIMAGE A/K/A ROSE MARIE MESIDOR, et al., Defendants.

TO: Unknown Heirs, Beneficiaries and Devisees of the Estate of Rose Marie Limage A/K/A Rose Marie Mesidor Last known address: Unknown Unknown Heir, Beneficiary and Devisee 1 of the Estate of Joseph Paul Bodo, III

Last known address: Unknown Unknown Heir, Beneficiary, and Devisee 2 of The Estate of Joseph Paul Bodo, III

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

Lot 3, Block 9, TILSEN MANOR SUBDIVISION, according to the plat thereof, as recorded in Plat Book 32, at Page 100, 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. Twigg 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 March 6, 13, 2026 26-00730H

FIRST INSERTION

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

CASE NO.: 25-CC-035310 TOWNHOMES OF NEW HOMETOWN AT WINTHROP OWNERS ASSOCIATION, INC., Plaintiff, vs. DWANUE JOHNSON, ET AL., Defendants.

TO: Dwanue Johnson 6218 Hadley Commons Drive Riverview, Florida 33578

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on February 22, 2025, in Official Records Instrument #2025075821, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 6218 Hadley Commons Drive, Riverview, Florida 33578

LEGAL: Lot 43. WINTHROP VILLAGE, PHASE ONE-B, according to the plat thereof, as recorded in Plat Book 111, Page 33 through 38 of the Public Records of Hillsborough County, Florida. Commonly referred to as: 6218 Hadley Commons Drive, Riverview, Florida 33578

A Foreclosure Complaint has been filed against you and you are required

to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, GEORGE D. ROOT, III, Esquire, 109 S Edison Avenue, Tampa, Florida 33606 on or before 03/30/2026, and file the original with the Clerk of this Court either before service upon the 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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED this 20 day of FEB, 2026.

VICTOR CRIST Clerk of the Circuit Court (SEAL) by: Patricia Corbin Plaintiff's attorney,

GEORGE D. ROOT, III, Esquire, 109 S Edison Avenue, Tampa, Florida 33606 March 6, 13, 2026 26-00731H

FIRST INSERTION

2nd AMENDED NOTICE OF ACTION (Need additional time to publish for 4 consecutive weeks)

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

UCN: 292025CC047359A001HC CASE NO.: 25-CC-047359

MHI ROOFING FLORIDA, LLC., A Florida limited liability company DBA HANDYMAN ROOFING Plaintiff, vs.

MILCAH HENRY, Defendant,

TO: MILCAH HENRY 1914 Fruitridge St Brandon, Florida 33510 [Last known addresses]

YOU ARE NOTIFIED that an action to foreclose a construction lien the following property in Pinellas County, Florida

Lot 7. BLOCK 1, LAKEVIEW VILLAGE SECTION M, according to the map or plat thereof recorded in Plat Book 92, Page 69, of the Public Records of Hillsborough County, Florida Aka: 1914 Fruitridge St, Brandon, Florida 33510

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on, Steven W. Moore, Esquire, 8240 118th Avenue North, Suite 300, Largo, Florida 33773, steven@stevenmoorepa.com on or before 3/27/2026 and to 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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED on 2/19/2026

VICTOR CRIST Clerk of the Circuit Court 800 E. Twigg Street Tampa, FL 33602 (813) 272-7000 (SEAL) By: JENNIFER TAYLOR As Deputy Clerk Hillsborough County Courthouse 800 E. Twigg St. Tampa, FL 33602

Steven W. Moore, Esquire, 8240 118th Avenue North, Suite 300, Largo, Florida 33773, steven@stevenmoorepa.com Mar. 6, 13, 20, 27, 2026 26-00715H

FIRST INSERTION

NOTICE OF ACTION 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.: 25-DR-015075 DIVISION: I

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR FEMALE CHILD. TO: Daniel Martin Smilee

Legal/biological father of the female child born on July 7, 2025 to Melissa M. Valley Current Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449 Last Known Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449

YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Erica T. Healey, Esquire regarding a minor female child born to July 7, 2025, in Trinity, Pasco County, Florida. The legal father Daniel Martin Smilee is Caucasian, thirty-five (35) years old, approximately 6'00" tall, weighs approximately 161 pounds, with brown hair and brown eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical character-

istics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on April 9, 2026, at 9:00 a.m. eastern time, before Judge Jeffrey M. Rich at the George E. Edgecomb Courthouse, 800 East Twigg Street, Courtroom 408, Tampa, Florida 33602. The Court has set aside fifteen minutes for the hearing. Pursuant to the Court's discretion, this hearing will be conducted by Zoom Meeting. The Court's Zoom link is https://zoom.us/j/3704372256; Meeting ID: 370-4372-256. The grounds for termination of parental rights are those set forth in §63.089 of the Florida Statutes and a copy of the file can be obtained at the Clerk's office.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Erica T. Healey, Esquire, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twigg Street, Tampa, Florida 33602, (813)

276-8100, on or before April 6, 2026 a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

Dated at Tampa, Hillsborough County, Florida, on March 4, 2026.

VICTOR D. CRIST, Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk

Petitioner's attorney, Erica T. Healey, Esquire, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355 March 6, 13, 20, 27, 2026 26-00781H

NOTICE OF ACTION 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.: 25-DR-015075 DIVISION: I

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR FEMALE CHILD. TO: Melissa M. Valley

Birth mother of the female child born on July 7, 2025 to Melissa M. Valley Current Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449 Last Known Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449

YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed by Erica T. Healey, Esquire regarding a minor female child born to July 7, 2025, in Trinity, Pasco County, Florida. The birth mother Melissa M. Valley is Caucasian, thirty-seven (37) years old, approximately 5'0" tall, weighs approximately 100 pounds, with brown hair and hazel eyes. She has tattoos on her arm and she has fair complexion. All other physical characteristics and her residence address are unknown and cannot be reasonably ascertained. Ad-

ditionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on April 9, 2026, at 9:00 a.m. eastern time, before Judge Jeffrey M. Rich at the George E. Edgecomb Courthouse, 800 East Twigg Street, Courtroom 408, Tampa, Florida 33602. The Court has set aside fifteen minutes for the hearing. The Court's Zoom link is https://zoom.us/j/3704372256; Meeting ID: 370-4372-256. The grounds for termination of parental rights are those set forth in §63.089 of the Florida Statutes and a copy of the file can be obtained at the Clerk's office.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Erica T. Healey, Esquire, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twigg Street, Tampa, Florida 33602, (813) 276-8100, on or before April 6, 2026 a

date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

Dated at Tampa, Hillsborough County, Florida, on March 4, 2026.

VICTOR D. CRIST, Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk

Petitioner's attorney, Erica T. Healey, Esquire, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355 March 6, 13, 20, 27, 2026 26-00782H

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.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

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

SECOND 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

SECOND 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. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Zambrano, Jacob O. BOXES, SHOES, SHELIVING, 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

FOURTH INSERTION

SUMMONS -

FAMILY COURT OF THE STATE OF NEW YORK COUNTY OF ONONDAGA
IN THE MATTER OF A CUSTODY/ VISITATION PROCEEDING
SIHNSR CLARK v. LAKISHA TAYLOR, DENNIS BASTIAN, CHARMAINE HAWKINS
To the above-named Respondent, CHARMAINE HAWKINS, you are hereby SUMMONED to appear in front of the Court Attorney Referee Salvatore A. Pavone on the 27th day of March 2026 at 1:15 P.M. at the Onondaga County Courthouse Part 11 Floor 2/Room 206.

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

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

26-00498H

FOURTH 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

THIRD INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT
To: Shield Of Valor
Investigative Agency Llc
Case No.: CD202511906/A 3300181

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

26-00554H

FOURTH INSERTION

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

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

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



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

26-00488H

FOURTH INSERTION

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

JOHN R. FREEHAFFER
Plaintiff vs
BRYAN BENJAMIN LEVINE, ESQ., ATTORNEY FOR BRENTWOOD HILLS HOA,
Defendant

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

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

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

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

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

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

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

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

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

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

JOHN R. FREEHAFFER,
5297 Lydia Court,
Spring Hill, FL 34608,
fr33haf3r@gmail.com
(352)587-7193

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

26-00480H

SECOND INSERTION

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

CASE NO. 25-CA-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, GRANTEES, 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 be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: RYAN DUPERRAULT A/K/A RYNNIE 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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

--- ACTIONS / PUBLIC SALES ---

SECOND 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 ClerkCHRISTINA LUGO,
c/o LAUREL C.FARRELL ESQ.,
702 W SPRUCE STREET #1553,
TAMPA, FL 33607

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

26-00616H

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

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

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

NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, 130.80 FEET; TO THE POINT OF BEGINNING THENCE LEAVING SAID RIGHT OF WAY OF STATE ROAD NO. 600. RUN SOUTH 00 DEGREES 00 MINUTES 27 SECONDS EAST A DISTANCE OF 73.17 FEET; THENCE NORTH 89.49'41" EAST, A DISTANCE OF 16.42 FEET; THENCE SOUTH 00'05'38" EAST, A DISTANCE OF 276.44 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 502.91 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 181.25 FEET, THROUGH A CENTRAL ANGLE OF 20°38'58", (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°25'42" WEST A DISTANCE OF 180.27 FEET) TO A POINT ON THE NORTH RIGHT OF WAY LINE OF C.S.X. TRANSPORTATION RAILROAD; THENCE RUN NORTH 48°56'19" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 129.74 FEET. THENCE DEPARTING SAID RAILROAD RIGHT OF WAY RUN THENCE NORTH 00°01'41" EAST A DISTANCE OF 441.11 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NO. 600, THENCE RUN SOUTH 89°56'45" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 79.20 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorney, Jacqueline F. Perez, Esquire, whose address is KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT

(SEAL) By: Jennifer Taylor

Deputy Clerk

Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602Plaintiff's Attorney,
Jacqueline F. Perez, Esquire,
KHL LAW,
28100 U.S. Hwy. 19 North, Suite 104,
Clearwater, Florida 33761

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

26-00535H

SECOND 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. 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. Cleanup 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 - Eddy 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 **2119 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

FOURTH 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,

SECOND 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 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 Village 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

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 101P.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 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 CLERKRobertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487PRIMARY EMAIL: flmail@raslg.com
25-358532

Feb. 27; Mar. 6, 2026 26-00626H

SECOND INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**

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

GENERAL JURISDICTION

DIVISION

CASE NO. 25-CA-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 CLERKRobertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487PRIMARY EMAIL: flmail@raslg.com
25-317983

Feb. 27; Mar. 6, 2026 26-00674H

SECOND INSERTION

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

CASE NO. 25-CA-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 three

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 33602MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-13561FL

Feb. 27; Mar. 6, 2026 26-00651H

--- ESTATE ---

SECOND INSERTION

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

Case No. 25-CA-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@Gasselaw.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@Gasselaw.com
Feb. 27; Mar. 6, 2026 26-00646H

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000382
Division 0
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

SECOND 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

SECOND 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

SECOND 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

SECOND 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
COMPANY
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

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, v.
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 15 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

SECOND 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

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

1/26/26/FL/2026

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-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

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-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

SECOND 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

SECOND 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 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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 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

SECOND 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

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 22-CA-005754

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

SECOND 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

SECOND INSERTION

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

CASE NO.: 24-CA-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.

SECOND INSERTION

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

CASE NO.: 24-CA-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. 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

26-00632H

SECOND INSERTION

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 ---

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-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, AS-SIGNEES, 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 AND 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 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 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

SECOND 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

SECOND 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., Quintairo, 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., Quintairo, 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

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-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 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 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 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 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

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-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 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 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

--- ACTIONS / SALES ---

SECOND 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 part thereof recorded in Condominium Plat Book 5, Page 33 and Certificate of Survey 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 ClerkHillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602Karen E. Maller, Esq.
Johnson Pope Bokor Ruppel & Burns, LLP360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Feb. 27; Mar. 6, 13, 20, 2026

26-00679H

SECOND 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, vs.**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 ROBERT RUSSO, 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. SCOTTLast 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 ClerkHillsborough County Courthouse
800 E. Twiggs St.Quinn Legal, P.A.
19321 U.S. Hwy 19 N, Suite 512
Clearwater, FL 33764Phone: 727-474-9603
eservice@quinnlegal.com
kmiller@quinnlegal.com

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

26-00650H

SECOND 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, ASSIGNEES, 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
UNKNOWNCHRISTOPHER 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, DECEASEDCURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
UNKNOWN

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

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 to 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.: 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 33624ALSO 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 LAM-

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 to 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

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, Voice impaired: 1-800-955-8770, 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 ClerkDavid 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

SECOND INSERTION

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

SECOND 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 08037Unknown 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

SECOND INSERTION

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

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 heretofore 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 33602Anthony 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

//(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 CLERKRobertson, 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


SAVE TIME

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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
By: /s/ Silver Jade Bohn
Florida Bar #95948
IN/24-028843
Feb. 27; Mar. 6, 2026 26-00680H

FOURTH 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 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
BIDDER WHOSE LAST KNOWN ADDRESS IS:
1737 E SILVER SPRINGS BLVD, OCALA, FL 34470

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

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

WITH THE STREET PROPERTY ADDRESS:
1346 DEW BLOOM ROAD, VALRICO, FL 33594
ALSO KNOWN AS:
1346 DEW BLOOM ROAD, BRANDON, FL 33511

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

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 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-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@dwalldmanlaw.com
Email 2: dmiller@dwalldmanlaw.com
E-Service: service@dwalldmanlaw.com
Attorneys for Plaintiff
Feb. 27; Mar. 6, 2026 26-00660H

SECOND 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)

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

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."
*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only: FLEService@logs.com
For all other inquiries: mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
24-332273 FCO1 RFT
Feb. 27; Mar. 6, 2026 26-00641H

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) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."
*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only: FLEService@logs.com
For all other inquiries: mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
24-332273 FCO1 RFT
Feb. 27; Mar. 6, 2026 26-00641H

SECOND 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

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

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

By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
24-331850 FCO1 CHE
Feb. 27; Mar. 6, 2026 26-00640H

SECOND 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
File No.: 25-00790 CMS
V1.20140101
Feb. 27; Mar. 6, 2026 26-00621H

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-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, 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
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

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his “brain trust,” as it was christened. They devised measures to be taken after his inauguration that grew into the “New Deal” FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that “the only thing we have to fear is fear itself.” And he immediately launched a frenetic program of legislative measures — the “100 days” of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.



ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.