

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Compass Land & Title of Southshore located at 110 S. Pebble Beach in the City of Sun City Center, Hillsborough, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of March, 2026 The Federal Land & Title Phillip Burrwood Yost March 13, 2026	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 Eileen's Sweet Treats located at 1059 Sylvia Ln, in the County of Hillsborough, in the City of Tampa, Florida 33613 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 04th day of March, 2026. Eileen S. Woodworth March 13, 2026

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ION PT Network located at 1207 N Franklin Street, #330 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of March, 2026 ION Healthcare Solutions, Inc. Joseph Noel March 13, 2026	Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that Machine Acquisition Rental & Sales, LLC, desires to engage in business under the Fictitious Name of MARS EQUIPMENT RENTAL located at 301 W PLATT ST #A631 in the City of Tampa, Hillsborough, FL 33606 has registered the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of March, 2026 Harlan Harrell March 13, 2026

FIRST INSERTION	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 Foutz! Laserworks located at 9403 Greenpointe Dr, 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 05th day of March, 2026. FOUTZIT LLC March 13, 2026	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 SEE SUSTAINABLE SOLUTIONS LLC - FL located at 12406 Stillwater Terrace Drive 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 5th day of March, 2026 Hal Sparks Hal Sparks March 13, 2026

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 03/27/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 LIBE mobile home bearing vehicle identification number 10L13230 and all personal items located inside the mobile home. Last Tenant: Diane Marie Ambriano, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Diane Marie Ambriano and Unknown Party or Parties in Possession. Sale to be held at: Little Manatee Isles, 1177 Primrose Peak Drive, Ruskin, Florida 33570, 813-906-5310. March 13, 20, 2026	NOTICE OF PUBLIC SALE Notice is hereby given that on 03/27/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 NOVA mobile home bearing vehicle identification number EF3217A and all personal items located inside the mobile home. Last Tenant: Robert Brewster Bates, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Robert Brewster Bates and Unknown Party or Parties in Possession. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407. March 13, 20, 2026

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Journey Alliance located at 401 E Jackson St in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of March, 2026 Pozzuoli & Associates LLC Marc Pozzuoli March 13, 2026	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 GeoFlow Florida Exchange located at 301 W Platt St in the City of Tampa, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of March, 2026 Dilip Agarwal Dilip Agarwal March 13, 2026

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sweetwater Homes of Tampa Bay located at 810 W WEST STREET in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of March, 2026 SWEETWATER COLLECTIVE, LLC March 13, 2026	NOTICE OF PUBLIC SALE Notice is hereby given that on 03/27/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 SKYLI mobile home bearing vehicle identification number SF1731E and all personal items located inside the mobile home. Last Tenant: Edelman Penen and Miguel Angel Penen Cachon. Sale to be held at: Mount Carmel Ridge, 1405 Office Street, Brandon, Florida 33511, 813-524-8580. March 13, 20, 2026

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 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Time: 09:30 AM

Sale to be held at www.storage-treasures.com.

1059 - Hart, Tammy; 1064 - Jones, Brendan; 1073 - Jones, Barbra; 2008 - soluri, paul; 2026 - Metzger, Jay; 3003 - Catalano, Christina; 4011 - Soufan, Marcel S; 5048 - Farley, Christie; 6054 - mitchell, kevin; 6059 - Bryant, Maurice; 6074 - Powell, Jaleel; 6076 - Robinson, Kyahana; 6088 - Paylor, Annalise; 6099 - Ezell, Latangalena; 6101 - Haynes, Donnell; 7013 - Soluri, Paul J; 7019 - Ragin, Roosevelt; 7026 - mcgregor, Mark; 7043 - Rose, David; 7061 - Hall, Shakeera; 7075 - Soluri, Paul J; 7092 - Broomall, Alistair; 8017 - Herring, Alice

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

Time: 09:40 AM

Sale to be held at www.storage-treasures.com.

0103 - Arias, Nobel boza; 0321 - Suarez Silva, Royland; 0508 - Henderson, Roneil; 0511 - Hernandez, Evelio; 0709 - Guzman, Miguelina; 0818 - William, Janice; 0821 - Pereira, Karoline Correa; 0824 - Medina, Miriam; 1112 - Ortiz, Eric; 1118 - Trujillo, Olga; 1120 - Mayhue, Erica; 1121 - Rosario, Edwin; 1212 - Rogers, Tita; 1243 - jerez infante, aliaska; 1302 - Marquez, Roberto; 1419 - Ross, Ismaray; 1422 - Apolinario, Deivy; 1434 - hernandez, Adriana; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1455 - Murray, Yazmy; 1506 - HERNANDEZ, JOHENDRYS; 1623 - Harlow, Kelsie; 1651 - Pozo, Julian; 1709 - Valdez, Alfredo; 1711 - Cajiao Gonzales, Andres Felipe

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

Time: 09:50 AM

Sale to be held at www.storage-treasures.com.

B021 - Williams, Lassandra; B090 - Griggs, Garnell; B116 - Gray, Kyler; C003 - Ramos, Andres; D001 - Palacio, Jairo; D003 - Graham, Ravone; E034 - BANKS, JEFFREY; F006 - Hernandez, Zacara J; F077 - Bowns, Isaiiah; F087 - Scarpelli, Olivia; G043 - cruz, Osvaldo; G047 - Mariani, Toni; G095 - Jimenez, Angel; G099 - Colon, Selena; G102 - Ayes, Ibtisam; H075 - Jimenez, Abraham; J003 - Palacio, Jairo; J019 - gandy, Thomas; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA; J029 - Clark, Larry; J049 - Talbott, Brian; J075 - Penalver, Oscar; K037 - Denti, Michael; K071 - Turley, Tabitha

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

Time: 10:00 AM

Sale to be held at www.storage-treasures.com.

1005 - Guerra Hidalgo, Marielys; 1006 - Riley, Michael; 1008 - Carmona, William; 1017 - McRae, Julieanna; 1057 - Duncan, Shannon; 1204 - Gonzalez Mercano, Nicolas; 1230 - Harden, Kevin; 1233 - Vega, Jerry; 1266 - Bois, Bruzenskey; 1297 - Fergus, Shyanka; 1301 - Perez, Alexander; 1313 - Anderson, Vanilla; 1339 - Zamora, Mildrey; 1345 - Fieger, Celia; 1367 - Hernandez, Sasha; 1383 - Archibald, Cassandra; 1400 - Garcia, Ezequiel; 1408 - Mcdonald, Shawn; 2001 - Valentin, Juan; 2022 - Duncan, Shannon; 2065 - Pitchford, Ashley; 2117 - Ramos, Amaya; 2160 - Thompson, Telisha; 2288 - Bhatia, Nancy; 2299 - Naranjo, Victor; 2314 - Mercado Acevedo, Nelson; 2324 - canada, Elsa; 2361 - BUFF, STEPHEN; 2384 - Barrett, Rojshawn; 2423 - Hood, Jennifer Lyn; 3001 - Perez, William; 3039 - BROOKS, MICHELLE; 3062 - Castillo, Maria; 3064 - sconiens, Johniela; 3087 - Wilks, Kenneth; 3089 - Simmons, Myrtis; 3092 - Johnson, Sayonni; 3098 - Woodger, Winfred; 3156 - socarras, Andy; 3163 - Davis, De Azia; 3169 - Baker, Vynnetta; 3240 - Tucholski, Luke; 3317 - DE JESUS, FELIPE; 3325 - Alonso Arosarena, Michal; 3370 - Lopez, Jasmine; 3392 - Lersund, Carlos; 3408 - Valentin, Carmen; 3444 - Moore, Corey; B151 - Johnson, Ray; C043 - Davidson, Ewan; D103 - Felder, Ishakia; E021 - Benitez, Lizbell; E022 - Jackson, Sandra; E036 - Meginnis, Terrance; E057 - Whitcomb, Brian; E073 - Gil, Yosleydy Vazquez; E080 - Archibald, Trimicia; E084 - Archibald, Chuck; E089 - Whitaker, James; E094 - Crepin, Ralf; F075 - Goodson, Patricia; F114 - Smith, Natalie; F115 - Duncan, Monica; F117 - Mullings, Alexander; F125 - Diaz, Victoria; F131 - Abreu, Juanita; F134 - Porter, Ericka; F136 - Rodriguez, Sergio; F154 - Hernandez, Raymond Suarez

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

Time: 10:10 AM

Sale to be held at www.storage-treasures.com.

A005 - Johnson-Streeter, Herbrinia; A006 - Warnock, Britteny; A008 - Ashley, Rudontae; A017 - Freeman, Earl; A018 - Brown, Gwendolyn; A034 - Shore Clean Solutions Dunwoody, Jimmi; A047 - cannon, Keona; A057 - Belancourt, Sam; A058 - Tonge, Veron; A060 - Tonge, Veron; A070 - barrera, jennifer; B003 - Lewis, Anthony; B004 - Jenkins, Kenne; B007 - Morales, Abigail; B009 - Joseph, Jasmine; B015 - BASURTO JIMENEZ, Jose; B018 - Threatt, Chequela; B019 - Morales-Espinoza, Adrian Adrian; B025 - Griffin, Joyce; B032 - Barry, Danielle; B062 - Robinson, Granville; B065 - Fields, Jer'vione; C014 - Robinson, Kiyona;

C017 - Mosley, Andresa; C018 - Bender, Brittany; C025 - HILLS, BEVERLY; C027 - Iota Phi Theta Ewing, Justin; C048 - Canfall, Nicole; C061 - Buckley, Christopher; C084 - Brown, Sierra; C093 - Phillips, Tylisha; C099 - Leo, Leo; C100 - Brooks, Amanda; C112 - Puntiel, Johnny; C113 - Smith, Christen; C120 - Wash, Deante; C123 - finger, jeffrey; C125 - BROWN, JAMIECA D.; C140 - Jr, Jeffery Wright; D004 - Shellman, Nykia; D059 - natareno, Marta cabrera; D064 - Rios, Felix; D072 - Buzek, Brandi; D078 - Jackson, Shamika; D087 - Baker, Sophia; D107 - Lewis, Teresa; D117 - Simmons, Arnold; D127 - Garland, Derek; E001 - Staley, DuJuan J; E017 - lee, dandre; E051 - Jackson, Mary; E054 - Marin, Daniel; E078 - Acevedo, Linoshka; E083 - Marc, Pirrus; P006 - Schuttler, Jeremy

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

Time: 10:20 AM

Sale to be held at www.storage-treasures.com.

1008 - GONZALEZ MATAMOROS, OSVARLEY; 1012 - howisen, Orrin; 1034 - Vieira, David; 1038 - Murphy, Diamond; 1045 - Boyt, Kevin; 1076 - House, Jammece; 1088 - Marquez, Jorge; 1090 - Corbett, Joanne; 1095 - CAMPBELL, SEAN; 1106 - Gardner, Victoria; 1108 - Gff construction services De Paula Gomes, CLAYTON; A001 - King, Evelyn; A010 - Etienne, Shalda; A014 - Boyle, Shery A; A027 - SANTOS BOMFIM, Emerson ; B029 - REAM, ALEX; B041 - Martin, Maurice; C003 - Fernandez, Rafael; C025 - Castro, Michel; C026 - Colon, Elizabeth; C062 - Black, Crystal; D028 - Squire, Anthony; D079 - strickland, Bill; D084 - Mancini Company MANCINI, MARTIN; F016 - Sudney, Brian

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

Time: 10:30 AM

Sale to be held at www.storage-treasures.com.

A019 - Joyal, James; A027 - Townsend, Billy; A041 - Jackson, Breshawn; B013 - Obringier, Anya; B035 - Teague, Torian; B041 - ball, chancey; B096 - Coffe, Kaleb; C018 - negron, Aileen; D034 - Johnson, Victoria; D035 - Ingram, TKEYah; D053 - Mccall, Lawana; E041 - Rodriguez, Josephine; E087 - Crum, Jermaine; E105 - Kirkpatrick, Shayne; E115 - Williams, Chaz; E160 - Reed, Floyd ; F008 - Davis, John; G027 - Davis, Catherine; G031 - Kelly, Daniel R.; G067 - BROXTON, HERMAN; G113 - Sellers, Zymiah; G120 - Mitchell, Thomas

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

Time: 10:40 AM

Sale to be held at www.storage-treasures.com.

A010 - dareus, claudine; A057 - Nadeem, Sayyed; A058 - jernigan, sharae; A070 - Eliga, Joslyn; A077 - Rivera, Barbara; B005 - Robinson, Felton; B006 - Thompson, Devonnice; B033 - Richardson Brown, Gloria; B035 - Vazquez, Pedro; B046 - White, John; B048 - DeJesus, Daniela; B049 - Hannah, Louise; B079 - Butson, Bryan; C004 - Machado, David; D009 - El Bey, Abdul Hadi; F014 - russ, Willie; G014 - Richardson, Takhesia; G024 - mcdonald, asaiiah; G034 - wright, lajoi; G057 - Cabrera, Marissa; G062 - Muldrow, India; G077 - washington, Donald; H001 - James, Anita; H024 - Myers-Dudoit, Tiana; H045 - Cisneros, Piero Alva; H052 - smith, Denetra; I002 - White, Gabrielle; I022 - Pelletier, Christina; I026 - Prescott, Tai; I039 - Perez, Rebecca; I043 - Daniels, Francisco; I045 - Hammon, Heather; J006 - Williams, Amara; J011 - Tatum, Carlos; J019 - Izaguirre, Emily; J027 - Vazquez, Julian; J028 - Cooper, Christian; J041 - Everett, Eric; J047 - HEDGES, CHARLENE; J067 - Green, Anita; J073 - Powell, Wilbert; P023 - Total Haul Solutions LLC Rodriguez, Ernesto; P036 - Klock, Brian; P039 - Total Haul Solutions LLC Rodriguez, Ernesto

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

Time: 10:50 AM

Sale to be held at www.storage-treasures.com.

0136 - Burns, Theotis; 0205 - Archie, Katrice; 0234 - Broner, Kristin; 0249 - Wheeler, Latosha; 0252 - Singletary, Persephanie; 0255 - Hunt, Lakeshia; 0263 - Encarnacion, Margienid; 0265 - Bailey, Moneca D; 0327 - brown, Brandon; 0340 - Norton, Andy; 0352 - Mcneil, Lashon R; 0356 - Gray, Tonia; 0401 - stephens, Tiffany; 0416 - Thames, Clayton; 0419 - Platts, Jonathan; 0428 - barrington, madelaine; 0434 - Robinson, Michael; 0436 - Pringle, Carlette; 0517 - Bichukov, Dmytro; 0518 - Rosol, Nader; 0539 - 24 Hour Flood Pros Bedwell, Beau; 0542 - Crockett, Chris; 1007 - Vyas, Shivali; 1034 - Bishop, Rynise; 1046 - Bryant, Frankie; 1073 - Hixon, Morgan; 1087 - Tirado, Natalia; 1096 - Streeter, Lateshia; 1112 - Zhu, Yalin; 1116 - Desir, Lucien "Lou"; 1133 - Broner, Kristin; 1136 - Nelson, Kevin L; 1140 - cruz, sintia; 1151 - Tyson, Latasha; 1157 - Lopez, Jade; 1167 - Bell, Bobbi; 1171 - gray, Byron; 1188 - Walker, Exavier; 1200 - prescod, Jada; 1205 - Martinez, Kelvin; 1219 - Inhenzra, Ozrah; 1227 - Haynes, Shearon; 1231 - Erie, Roselin; 1245 - iii, Randolph Myers; 1266 - Rollerson, Terri; 1268 - Gonzalez, Karina; 1282 - Bryant Jr, Dwayne; 1316 - Jr, Gregory Young; 1319 - Fulton, Charles; 1323 - Mckay, Jade; 1344 - Smith, Darcelia; 1372 - Inspiration Station of Florida Crowley, Jodi; 1383 - Siler, Carmen; 1396 - JOHNSON, SHIKEEMAR; 1397 - edwards, jermal; 1398 - Wallace, Jaime; 1404 - Edwards, Sammie; 1422 - brogler, Kyla; 1424 - Cobb, Shamika; 1441 - Tunstall, Zariyah; 1442 - ruh, Cody; 1450 - Bazan, Kaytlin; 1454 - gaffney, Keshia; 1463 - owens, Devon; 1471 - Allen, Tomarcus; 1473 - chaptman, kevin; 1546 - Knight, Tamara; RV004 - Edwards, Jenneh; RV007 - Desir, Luxcon; RV018 - MITCHELLANDERSON, SHERISSEE

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

Time: 11:00 AM

Sale to be held at www.storage-treasures.com.

0121 - Romero, Julius A; 0126 - Wright, Aerionna; 0149 - Carr, Mark; 0169 - Kessinger, Osiris; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0245 - Moskos, Nick; 0333 - Montgomery, Homer; 0335 - Juan, Kenneth; 0405 - johnson, sonja; 0413 - Aldea, Juan; 0415 - reyes, Yoan; 0420 - Williams, Deandre; 0427 - Jackson, Kee; 0544 - Gonzalez, Isabel; 0626 - Rodriguez, Alejandro; 0649 - Francia, andrea; 0668 - Serrano, Elizabeth; 0679 - Mobley, Lace; 0681 - Ka, Martrine; 0684 - Michaels, Charlotte; 0705E - rice, Raven; 0816 - Diaz, Maria; 0818 - Nina, Eliu; 1021 - Pena, Dargio Estrada; 1022 - Burke, Monica; 1042 - Walters, Crystal; 1056 - Jones, Tyshavis; 1064 - Arroyo, Ginina; 1120N - Plunkett, Melody

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139

Time: 11:10 AM

Sale to be held at www.storage-treasures.com.

A0114 - wiggins, Jazzmine; A0122 - Walton, Sheena; A0238 - Dorsey, Jaene; A0261 - Vega Rodriguez, Carmen; A0296 - Alvarez, Danelys; A0312 - Harper, Erica; A0362 - Baez, Richard; A0411 - Kelly, Daryl; A0413 - Alford, Marissa; A0442 - Estrella, Maritza; A0477 - Mcduffy, Shylayah; A0502 - Deck, Kendra; A0527 - McCaskill, Gary; A0530 - Thomas, Natalie; A0547 - Rodriguez, Meliza Perez; A0552 - Concepcion, Melissa; A0565 - Riley, Tamara; B0157 - Beck, Chris; B0158 - Beck, Chris; C0609 - Garrison, Tara; C0623 - Ramirez, Ashley; C0624 - Hayes, Josephine A; C0627 - Mitchell, Kenya; C0648 - Bailey, John; C0656 - Buckner, Justin; C0660 - Mannella, Michael; C0676 - Allen, Kathadda; C0706 - Myles, Jateajha; C0713 - Amodio, Dominick John; C0743 - Andrews, Ikesha; C0779 - Clark-Williams, Danielle; C0785 - Ritchie, Konica; C0792 - Olivera, Julio

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832

Time: 11:20 AM

Sale to be held at www.storage-treasures.com.

1003 - Maxey, Brian; 1022 - Cruz, Sabrina; 1050 - Carrier, Joseph; 1126 - Smith, Britannia; 1213 - Brooks, David; 1261 - Ruzhin, Hannah; 1318 - Harris, Marvin; 1328 - Wallace, ChiQuetta; 1411 - Foster, Kelly; 1501 - Robles, Dominic; 1503 - moreira, Vander; 1536 - Stowers, Joshua; 1542 - Clark, Creed; 1547 - Frickey, Eric; 1588 - Dean, Shamara; 2002 - Imperial Cabinets Martinov, Vitaly; 2067 - Shaffer, Kathryn; 2071 - Rivera, Noemi; 2123 - Wilson, Shontell; 2126 - Torres, Yanisledy; 2129 - Ford, Barbara; 2132 - Caruso, Virginia Noel; 2150 - LOPEZ, EDISON SANTOS; 2153 - Torres Castro, Roberto; 2166 - Darby, Tyrone; 2171 - Freeman, Michael; 2175 - lasalva, Florencia; 2178 - Herrera, Tonya; 2199 - Paz, Rose; 2224 - martinez, Jose; 4009 - Ordenez, Anlly; 4100 - Thompson, Joseph; 4101 - LaVoie, Lara; 4207 - Agosto, Nester; 4400 - Robles, Dominick; 4415 - Atta, Sabrina; 5102 - Ambrose, Chelsea A; 5106 - Collazo, Alex; 5114 - Miranda, Nelson; 5118 - Petit, Alberto; 5119 - Race, Jennifer; 5403 - SEVERINO, CARINA; 5409 - Mervil, Vilner; 5415 - RODRIGUEZ HERRERA, ZULEYDY; 5508 - Rutherford, Jason

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471

Time: 11:30 AM

Sale to be held at www.storage-treasures.com.

1004 - gardner, aysha; 1029 - Pearce, Jaclyn; 1035 - Wasserman, Payton; 1071 - Dozier, Myeshia; 1082 - Armstrong, Rachael; 2082 - Edge, Braiden; 2083 - zego, Aster; 2116 - McKenzie, Charlene; 2130 - Swaidan, Jason; 2150 - STERIS Williams, Michelle; 2153 - Alvarado, Zailyn; 3029 - shaware, rahel; 3033 - Uppshaw, Chariel; 3050 - Chevannes, Kristine; 3095 - Wook Water LLC Sharpe, Darius; 3124 - Soto, Santos; 3152 - SportHitters Mitchell, Tom; 4000 - Gardner, Taraneka; 4005 - SIMMONS, MANUEL; 4006 - McGahan, Ann; 4021 - Culbert, Ryan; 4035 - Tampa Ragdolls Conaway, Stacy; 4036 - Durham, Heidi; 4041 - PICART, MICHAEL; 5025 - Asongna-Morlaw, Tanka; 5046 - Torres, Marilyn; 5107 - Butts, TYRA; 5147 - Fisher, Jacob; 5202 - mcgahan, Pamela; 5211 - Isom, Sherron; 5230 - Crum, Andrew

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

Time: 12:00 PM

Sale to be held at www.storage-treasures.com.

1002 - Williams, Darnelle; 1006 - Williams, Darnelle; 1023 - CLAVELO ESPINO, OSVANY; 1033 - Sutton, Kathi; 1063 - CONLEY, MAEGAN; 1107 - GEORGE, HERNANDEZ; 1110 - Murphy, Michele; 1114 - Figueroa, Diana; 1165 - RILEY, JOHN; 1202 - Rankin, Jessica; 1239 - Johnson, Tanisha; 1255 - Gallagher-Kelloway, Dionne; 2018 - Klapproth, Donald; 2036 - CONLEY, MAEGAN; 2046 - Betancourt, Yojaira; 2155 - Santiago, Jennifer; 2159 - Weaver, Chris; 2198 - Reinbolt, Meghan; 2214 - Rosa, Yvette; 2217 - Genesis Animal Care Geltzer, Stephen; 2222 - Angelo, Devan; 2241 - jackson, anthony; 2267 - Welton-Tinnon, Corie; 2371 - Teriatio, Adrian; B011 - Bloomer, Chanti; B013 - Matera, Carolyn

PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545, (916) 957-1861

Time: 01:00 PM

Sale to be held at www.storage-treasures.com.

1004 - Jenkin, Charlotte

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.

--- PUBLIC NOTICES ---

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 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM Sale to be held at www.storage-treasures.com. 0009 - Baker, Cheneae; 0026 - Lillie, Dannette; 0048 - Beasley, Tina; 0057 - Torres, Yasiel; 0067 - Lemaine, Neissa; 0087 - Rivera, Leonardo; 0104 - Ortiz, Jose; 0201 - Hernandez, Jaclyn; 0206 - Baker, Antonio; 0230 - Gabbart, Shonte; 0231 - SISTRUNK, CHARLES A; 0240 - Martinez, Israel; 0254 - Cannonier, Ashennea; 0255 - Preston, Brandon; 0285 - Ingram, Deserae Nichole; 0300 - Yuill, Alex; 0309 - Larsh, Dustin; 1001 - B. Ashia; 1017 - Thompson, John; 1027 - Gordon, Rashard; 1029 - Matthews, Jamal; 1053 - Beemer, Natalie; 1071 - Thompson, Tina; 2001 - Jenkins, Ebony; 2016 - Remvidas, Jennifer; 2024 - BEEMER, Natalie G; 2025 - Montanez, Manuel; 2027 - Jenkins, Ebony; 2040 - mays, Denesha; 3008 - Merzius, Alesha; 3009 - Arnold, Diane; 3016 - Lucas, Robert; 3029 - Brooks, Jocelyn; 3039 - Watson, Kewannie; 3061 - Postma, Esther Brigitte; 3079 - Zuluaga, Tracy; 4039 - Leon, Steve; 5001 - Sheegov, Sylvester PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949 Time: 09:50 AM Sale to be held at www.storage-treasures.com. 0110 - Martinez, Will; 0122 - davis, freddie; 0124 - Anderson, Gary; 0224 - White, Dana; 0233 - Cochran, Diana C; 0269 - Dabey, Tasia Marie; 0311 - Jones, Tiani Alon; 0348 - Colon, Luis; 0417 - Javier, Eileen; 0503 - Dulcio, wiskenze; 0575 - davis, freddie; 0587 - trujillo, Kristine; 0611 - Martinez, Will; 0637 - Kennedy, Tyrice; 1005 - Sawyer, Zhamal; 1043 - McMillan, Bonitria; 1089 - James, Joseph; 2003 - Lynch, Lucia; 2079 - Charpentier, Amy; 2084 - Miller, Kyle; 2122 - hill, Michael; 2145 - Merkler, Angela PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867 Time: 10:00 AM Sale to be held at www.storage-treasures.com. 01007 - Golden, Jessica; 01016 - Mulraine, Shanequa; 01028 - Contreras, Thelma; 01158 - Warren, Jenaisha; 01183 - Clayton, Kamryn; 02008 - Martinez, Nykolle; 01137 - Owens, Amanda; 02029 - Perry, Craig; 02043 - Hopkins, Jennifer; 02062 - campbell, Keyvionne; 02076 - Jones, Ariel; 02077 - Pitts, Zeldia; 02114 - caballero, Nicholas; 02118 - Thompson, Tonyata; 02119 - Neal, Angel; 02128 - Thompson, Tonyata; 02149 - Saffold, Cierra; 02211 - Hinson, Angel; 02221 - Mathews, Sammy; 02231 - Tolson, Tyrone; 03019 - latorre, lilia; 03036 - Edwards, Tolulope A; 03079 - Hopson, Andrea; 03087 - Iglesias, glorisha; 03092 - Anderson, Katrina; 03096 - Edwards, Mark; 03114 - La Blanca, Michael; 03166 - Borrero, Joel; 03182 - Walcott, Shuqura; 03288 - Williams, Brandon; 07005 - Parnells, Derrick; 13002 - Mathews, Sammy; 13023 - Martome, Stephanie; 13063 - kanani, Visjana; 13075 - Goodman, Reginald; 4016 - Monroe, Rochanda; 4038 - Kee, Marie PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752 Time: 10:10 AM Sale to be held at www.storage-treasures.com. 0102 - mola, Diego; 0107 - III, Lucius Gibson; 0202 - Lewis, Bernadette D; 0222 - III, Lucius Gibson; 0226 - May, Sean; 0422 - Flores, Nicole; 0446 - Barrett, Jacqueline; 1020 - Cannon, Quanisha; 1032 - Wilson, Denster; 2010 - Akinrimisi, Faderera; 2019 - Garcia, Omayra; 2035 - Agost, Idmaris Rivera; 3083 - Johnson, Missy; 3110 - Smith, Ashley; 3137 - Berry, Daniele; 3168 - Gomez, Yamiliz; 3192 - Moncrief, Yuhanna; 3213 - harris, Shakia; 3223 - Hires, Danielle PUBLIC STORAGE # 27104 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277 Time: 10:40 AM Sale to be held at www.storage-treasures.com. 1018 - Doctor, NyAshia; 1028 - Stribling, Shalita; 1041 - Herrera, Jennifer; 1062 - Murray, Janae; 1079 - Baskins, Cristina; 1092 - Cooper, Bianca; 1119 - Fratello, Caeley; 1130 - Funk, Bryan; 1144 - Sexton, Lauren A; 1145 - Pilcher, Danielle; 1163 - Berrios, Hector; 1166 - Davis, Brittany; 2001 - Johnson,

Rachel; 2065 - Hoes, Angie; 2068 - Ravnell, Keshia; 2111 - Butcher, Betty; 2144 - Heflin, Naquieriah; 2177 - Almaguer, Randy; 2179 - Massaline, Vondail; 2185 - Walker, Jennifer; 2187 - Alexander, Denise; 2191 - Lewis, Carter; 3029 - Reyes, Ada; 3042 - Grace, Sharonise; 3050 - Thomas, Shayla; 3073 - Jernigan, Sonja; 3078 - Nusratov, Vagif; 3099 - coffee, Jashala; 3109 - Zuckerman, Erik; 3113 - Lindsey, Anthony; 3117 - Neal, Gaston; 3126 - Kelly, Nyasha; 3141 - Simpson, Kaceilea; 3147 - Nichols, Timieka; 3149 - Brooks, Eula ; 3152 - PERSLEY, ANGELA; 3204 - Godwin, Dewayne PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:00 AM Sale to be held at www.storage-treasures.com. B004 - Premium Art Management Inc. Hayes, Alex; B073 - Dizon, Plaridel; B080 - Winters, Terry; B088 - Alvarado, Esteban; C008 - Cepero, Alberto; C013 - rivers, Elva; C017 - Jacques, Noah; C044 - Velazquez, Joshua; C045 - C&S Mechanical Grimes, Christopher; C061 - Lopez, Manuel; C104 - Denmark, Sue; C110 - Medina, Elvis; C113 - Walters, Joshua; D006 - Cepero, Alberto; D043 - Pate, Nitisha T; D044 - Samuel, Shivajio; D046 - Fedrick, Loranzo; D077 - Radu, Alina Petre; D114 - Alvira, Miriam; E007 - Sharpe, Edward; E025 - Williams, Willie; I031 - Redmond, Maryah; I048 - Rhoden, Walter; I055 - Khaled, Maysa Khaled; I059 - Legrand, Dieuvirt; I062 - Reyes, Cesar; J004 - Evolving Solutions Network DBA Ronnie House Founda blackmon, cassandra; J006 - Polanco, David; J010 - Fahlsing, Tabitha; J017 - johnson, Rodneshia; J031 - Roberson, Theronia; J032 - therameau, Kenyun; J038 - Ball, John; J048 - Oliver, Allen; J063 - Walker, Jaleesa; J113 - colley, Sidney; J149 - Fickes, Drew; K009 - Ayes, Ibtisam; K010 - Rattray, Pernel; K020 - Villanueva, Carlos; K025 - Moreno, Naomi; K033 - C&S Mechanical Grimes, Christopher; K041 - Estime, Debbie; L009 - Silva, Susie; L010 - Bradley, Alicia ; L030 - Cotton, Sherrell; L032 - Cotton, Sherrell; L037 - Clemente, Madeline; L040 - King, Lemarie; L043 - Joseph, Cass; L051 - Cannon, Brittany; L055 - Norton, Andre; L100 - Williams, Natoria; L106 - Sharpe, Edward PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721 Time: 11:10 AM Sale to be held at www.storage-treasures.com. 0013 - Dantzler, Tonja; 0048 - Colon, Jessica; 0100 - Stokes, Blake; 0157 - Lopez, Carlos; 0200 - Ramirez-Hernandez, Luz D; 0201 - Carrington, Lisa; 0207 - Lajeune, Waldy; 0238 - Bradford, Rayneisha; 0259 - Cook, Jonathan; 0270 - Sanes, Ileana; 0310 - Rose, Mike; 0321 - Raines, Syriah; 0350 - Ohara, Tamesha; 0374 - Flagler, Tyrese; 0393 - Owens, Mignon; 0397 - Fontanez, Blanca; 0411 - Palmore, Melinda; 0420 - casteel, Gwendolyn; 0437 - Elevation renovations DeLeon, Santos; 0445 - Murphy, Carlous; 0447 - TNT Roofing and Restoration LLC Hough, Thomas; 0453 - Atherton, Amanda; 0477 - Parks, Precious; 0506 - Hart, Patricia; 0522 - Parker, Karen; 0543 - McKinley, Tara; 0554 - Harley, Belinda; 0569 - Scott, Derrick; 0580 - Bradford, Rayneisha; 0622 - Carpenter, Cheryl; 0630 - Calderon, Ramon; 0635 - Franklin, Cheryl; 0636 - Koon, Sherrie; 0661 - cline, Kevin; 0687 - Zerquera, Mijail; 0701 - Francois, Teresa; 0707 - Kitchen, Shajuana; 0709 - jones, Tashia; 0711 - Carrillo, Henry; 0724 - Coggins, Michael; 0727 - Ferdin, Michael; 0737 - Guillama, Christina; 0742 - Pung, Jaylen; 0762 - Hinnant, Vera; 0763 - milord, Vabbiola; 0789 - Wright, Dorothy; 0803 - Parker, Nhija; 0826 - Brewer, Thomas; 0842 - Higgins, Shania; 0855F - Gavin, Hydeia; 0857B - Andre, Hailey; 0863M - Follin, Devon; 0885 - Cargile, Jeffery; 0897 - Owens, James; 0915 - Verdejo, Heriberto; 0922 - OGara, Lea PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 11:20 AM Sale to be held at www.storage-treasures.com. 1034 - pierce, tristan; 1049 - Dabbs, Tracy; 1062 - Drew, Iisha; 1080 - Jackson, Samanthia; 110 - Klersy, Angela; 110 - BELL SHERRY; 1103 - Figueroa, Eitel; 1105 - Ortiz, Tanya; 1107 - Dabbs, Bryce; 1116 - stallard, mark; 1167 - Harvey, Johnasha; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1297 - Reimert, Audianna; 132 - Pedroso, Stephanie; 1344 - Tulloch, Dynesta; 1362 - Thomas, Shantele; 1403 - Bernardin, Kyana; 1423 - Johnson, Melissa; 1453 - brunache, Jessica; 1455 - Lewis, Anastasia; 1456 - Rivera, Aurolyn; 1462 - Hudge, Antonio; 1463 - Thompson, Mary; 1466 - Lowe, Annie; 1486 - Resetar, Andrea; 1493 - Rivera, Aurolyn; 1505 - Drawdy, John; 1507 - Engle, Sascha; 1512 - Oliver, Jennifer; 1514 - jones, Jerrod; 1515 - Kinard, Kendra; 1516 - Kappes, Nikita; 1522 - Moton, Gabriel; 2005 - Ward, Kool; 275 - Rivera, Eduardo; 306 - Anderson, Tisha; 407 - liang, Catherine; 314 - Pedroso,

Stephanie; 406 - Dadspainting giraldo, Wilson; 407 - Sin, Moses; 412 - Laboy, Jasmine; 418 - Moore, Shane; 464 - Plato, Susan; 475 - Bryant, Felicia; 488 - Hibler, Clayton; 507 - Williams, Trevaughn; 516 - Aguiar, Della; 569 - Forgie, Lawrence; 570 - liang, Catherine; 604 - Perez, Dayana Figueredo; 620 - Ott, Edward; 623 - Castillo, Melanie; 639 - Rumph, Katherine; 650 - Harless, Todd; 652 - Ray, Zachary; 663 - Johnson, Garrett; 712 - Clementes, Joshua; 746 - Salter, Tonisa; 829 - Hardeman, Mathias; 839 - Burkes, Madison; 841 - Moton, Gabriel; 857 - Stafford, Kristin; 907 - Brown, Tom; 911 - Sullivan, Monique; 942 - Sams, Bryan; 949 - Nipper, Sandra; 951 - Forgie, Lawrence; 955 - Rigsbey, Kinsley; 975 - Lynch, damontre; 981 - Ott, Edward PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132 Time: 11:50 AM Sale to be held at www.storage-treasures.com. A004 - Tanglewood South Services Tyson, Howard; A007 - hicks, delores; A009 - Rivas, Javier Gonzalez; A019 - Jr, Jerome Gordon; A022 - Salter, Valencia; A035 - Jones, Gloria; A043 - Mondesir, Mitch; B002 - melanson, carlynda; B004 - hagin, sonia; B010 - Darline, Beaubrun; B011 - Speed, Terrance; ; B020 - Gurley-Dawkins, James; B025 - Crafwood, Jenea; B038 - adams, Akeem; B041 - Mitchell, Lenika; B047 - Hughey, Krystal; B049 - Grant, Deborah; B053 - Ferrer, Roberto; C003 - Knights, Anthony; C014 - Underwood, Cordeia; C019 - simmons, Johnny; C021 - Nitche, Theresa; C026 - Bellot, Carl; C028 - Thurston, Roshaunda; C034 - Terrazas, Tina; C046 - Holmes, Kimberly; C048 - james, Jermal; D001 - coffin, raven; D014 - James, Andre; D016 - Murphy, Florence; E003 - Miles, Jerimel; E005 - spellers, Pamela; E006 - Noble, Hester; E008 - Showers, Rose; E010 - Brown, Antonis; E014 - Williams, Precious; E016 - Jordan, Timothy; E031 - carter, Doris; E046 - Roberts, Kollin; E062 - McNeil, Semaje; E069 - vance, David; E087 - Hall, Bobby; E091 - Tozier, Dennis; E096 - Newson, Victoria; E130 - Woodard, Ila; E133 - Gay, Dshawna; E161 - Porter, Tequilla; E163 - Atabay, Tulay; E178 - Muhammad, Mousa; E182 - Warren, Shanta; E196 - Carter, Crystal; E200 - WilliamsMosley, Terri; E201 - Canadiate, Frances; F016 - Latson, Jonya; F030 - Bissainthe, Renan; F054 - Alvarez, Massiel; F063 - Archibald, Marlon; G001 - eady, Taylor; G032 - Pomales, Chasity; G036 - Ringley, Tony L.; G039 - Stewart, Dontae; G051 - Gabriel, Rosena; G074 - Mode, Olguine; H006 - kelley, Jasmine; H012 - Jenkin, Hupert; H014 - JONES, ANQUENETTE; H015 - Pelt, Charlotte; H016 - Hall, Aurnita; H028 - Addison, Michael; H033 - Sanchez, Tiana; H046 - young, Artyana; H053 - Daniels, Chanel; H056 - Bennett, Virginia; H057 - scott, Lavontae; H061 - Torres, Tatiana; H063 - sanders, Amanda; J002 - Nelson, Ken D; J012 - Henry, Zaria; J017 - Adams, Freddie; J029 - Jr, Darrian Moore; J042 - Franklin, Kyliah; J061 - Thomas, Laquanza PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233 Time: 12:00 PM Sale to be held at www.storage-treasures.com. 1127A - Reaves, Terry; 1134A - Morris, George; 1230A - Steere, James; 1239A - lewis, Talisa; 1260A - Rodriguez, Albert; 1309A - Jackson, Brandin; 1458A - Esqueda-Alonso, Christina; 1509A - Reed, Isaiah; 2003A - Ellison, Ann Marie; 2046F - SANTY, ALICE; 2052F - Adger, Elizabeth Mary; 2060F - SANTY, ALICE; 2061F - SANTY, ALICE; 2062F - SANTY, ALICE; 2069F - SMITH, SANDRA BASS; 2090D - Marr, Harold; 4051C - Ortez, Nestor; 4160C - Farmer, EJ; 5079 - Holler, Christine; 5131 - Kindred, Folanay; 5135 - Caban, Norma PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769 Time: 01:00 PM Sale to be held at www.storage-treasures.com. 1010 - holder, Willetta; 1045 - Walter, Amoy; 1110 - Huntley, Ato; 1319 - King, Lekesia; 2025 - Davila, Lashunda; 2165 - Knox, Cordeana

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 13, 20, 2026 26-00788H

FIRST INSERTION WATERLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP

The Board of Supervisors of the Waterleaf Community Development District ("District") will hold a public workshop on March 25, 2026, at 5:30 p.m., at the Riverview Public Library, 9951 Balm Riverview Rd., Riverview, FL 33569. The purpose of the public workshop is to discuss the District's Fiscal Year 2026-2027 budget and other business of the District.

The workshop is open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda for the workshop may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - Tampa, LLC, by mail at 4530 Eagle Falls Place, Tampa, Florida 33619 or by phone at (813) 344-4844 ("District Manager's Office"), during normal business hours. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at a public workshop because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the public workshop. 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.

No Board decisions shall be made at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter 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.

District Manager March 13, 2026 26-00790H

FIRST INSERTION NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the New Port - Tampa Bay Community Development District ("District") will hold a Special meeting of the Board of Supervisors on Thursday, March 26, 2026 at 1:00 p.m. at 5120 Marina Way, Tampa, FL 33611.

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Phone: (407) 723-5900 ("District Manager's Office") during normal business hours or from the District's website at www.newporttampabayedd.com

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff 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 forty-eight (48) hours 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 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.

Jane Gaarlandt, District Manager March 13, 2026 26-00791H

FIRST INSERTION Fictitious Name Notice

Notice Is Hereby Given that Spathe Systems LLC, 2701 N Rocky Point Dr, Ste 500, Tampa, FL 33607, desiring to engage in business under the fictitious name of Endurion, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. March 13, 2026 26-00843H

FIRST INSERTION Fictitious Name Notice

Notice Is Hereby Given that Quiet Professionals, LLC, 2701 N Rocky Point Dr, Ste 500, Tampa, FL 33607, desiring to engage in business under the fictitious name of Endurion, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. March 13, 2026 26-00844H

FIRST INSERTION NOTICE OF PUBLIC SALE:

CLEARWATER TOWING SERVICE INC. gives notice that on 04/20/2026 at 10:00 AM the following vehicle(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA, FL 33614 to satisfy the lien for the amount owed on

each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 5NMJC3DE2SH58974 2025 HYUN March 13, 2026 26-00814H

FIRST INSERTION MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF BOARD OF SUPERVISORS' MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Monday, April 20, 2026, at 5:30 p.m. at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 398.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

District Manager March 13, 2026 26-00864H

FIRST INSERTION Notice of Public Hearing and Board of Supervisors Meeting of the Berry Bay III Community Development District

The Board of Supervisors (the "Board") of the Berry Bay III Community Development District (the "District") will hold a public hearing and a meeting 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.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at Jayna.Cooper@Inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that 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.

Jayna Cooper, District Manager March 13, 20, 2026 26-00793H

FIRST INSERTION INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for a horticultural consultant to provide professional services to Tampa Sports Authority.

BID #25-10 Horticulturalist, Tampa Sports Authority

MANDATORY PRE-BID CONFERENCE

Wednesday, March 18, 2026 at 10am (Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE Tuesday, March 24, 2026 not later than 10am

Bid packages will be available for distribution on Monday, March 2, 2026. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 23rd Day of February 2026.

/ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY March 13, 2026 26-00799H

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

--- PUBLIC NOTICES / SALES ---

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT

The Forest Brooke Community Development District (the "District"), located entirely within Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis for the District's roadway improvements, stormwater management facilities, sanitary sewer and utilities, security, entry features, landscaping and signage, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement"), of its qualifications and past experience. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Hillsborough County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Section 287.055, Florida Statutes ("CCNA"). All applicants interested must submit an electronic copy of the Qualification Statement by **Tuesday, April 7th by 12:00 P.M., 2026**, to the attention of Jason Greenwood, District Manager at jgreenwood@gms-tampa.com.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within 72 hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within 7 calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager. Any and all questions relative to this request for qualifications shall be directed in writing by email only to Jason Greenwood, District Manager at jgreenwood@gms-tampa.com.

Jason Greenwood, District Manager
March 13, 2026 26-00809H

FIRST INSERTION

Notice of Public Board Workshop Harbor Bay Community Development District

The Harbor Bay Community Development District will hold a Budget Workshop on April 2, 2026 at 6:00 p.m. at the Mirabay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, FL 33572.

A copy of the agenda may be obtained by contacting the District Manager's office via phone at (813) 994-1001. The workshop is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 994-1001, at least 48 hours before the workshop. 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 by the Board with respect to any matter considered at the workshop 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.

Lynn Hayes, District Manager
March 13, 2026 26-00792H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 04/06/26 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: FINAL TOUCH AUTO CARE LLC 55SWF6EB7HU188971 2017 MERZ 13203.51 TEL: 813-697-1791 MV: MV112615 LOCATION: 217 SHERYL LYNN DR, BRANDON, FL 33510 /

GD AUTO SOLUTIONS LLC 1N4BL4DV8RN306933 2024 NISS 12335.49 TEL: 813-697-1791 MV: MV-113380 LOCATION: 3707 N FLORIDA AVE TAMPA, FL 33603 /

OLD TIME LOGISTICS INC 3AKJHDDR7LSLK0209 2020 FRHT 23294.85 TEL: 813-697-1791 MV: MV114464 LOCATION: 1553 MCKAY BAY CT, TAMPA, FL 33619 /

VISBAL BODY SHOP INC 5N1BT3BB5PC938094 2023 NISS 8729.73 / IFTBW3XM4KKA59139 2019 FORD 7922.02 TEL: 813-697-1791 MV: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614 /

ELITE AUTO NORTH FLORIDA (DBA) NORTH TAMPA WHOLESALE LLC 1GTU9FEL6L2215511 2020 GMC 14174.42 TEL: 813-697-1791 MV: MV-111599 LOCATION: 13950 N FLORIDA AVE, TAMPA, FL 33613 /

ESG AUTO SALES INC 5FNYP5H9XLB004399 2020 HOND 13449.35 TEL: 813-697-1791 MV: MV-104591 LOCATION: 212 N LINCOLN AVE, TAMPA, FL 33609 /

March 13, 2026 26-00834H

FIRST INSERTION

NOTICE OF PUBLIC SALE: CLEARWATER TOWING SERVICE INC. gives notice that on 04/10/2026 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA, FL 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1G1PC5SB2E7307260 2014 CHEVY 1FADP3K22FL354418 2015 FORD JNKC54E23M205509 2003 INFINITI 3MYDLBYV6JY300767 2018 YARIS KMHTC6AD7CU048161 2012 HYUNDAI JTNB11HK8J3016122 2018 TOYT JN8DR09Y51W603948 2001 NISS JM1GJ1V55F1222266 2015 MAZD 5UXZV4C51CL745851 2012 BMW 3VWCM21Y44M304577 2004 VOLK 3N1CB51D44L859836 2004 NISS 2C4RDBG3DR587420 2013 DODG

March 13, 2026 26-00813H

FIRST INSERTION

NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on March 25, 2026, at 7:00 PM 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 wyynnmerewestdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In accordance with Sections 119.071(3) (a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 7:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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 byyoung@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Brian Young, District Manager
Governmental Management Services - Tampa, LLC
March 13, 2026 26-00854H

FIRST INSERTION

Notice of Public Board Workshop Harbor Bay Community Development District

The Harbor Bay Community Development District will hold a Budget Workshop on April 2, 2026 at 6:00 p.m. at the Mirabay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, FL 33572.

A copy of the agenda may be obtained by contacting the District Manager's office via phone at (813) 994-1001. The workshop is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 994-1001, at least 48 hours before the workshop. 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 by the Board with respect to any matter considered at the workshop 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.

Lynn Hayes, District Manager
March 13, 2026 26-00835H

FIRST INSERTION

MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RESCHEDULED MARCH MEETING

The Board of Supervisors ("Board") of the Mangrove Point and Mangrove Manor Community Development District ("District") will convene for a regular meeting on March 24, 2026 instead of March 25, 2026, as previously scheduled. The meeting will be held at 3:00 p.m., at the Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578.

The primary purpose of the meeting is to transition the Board Members to qualified electors of the District, as well as consider any other business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt

& Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://mangrovepointmanorccd.net/.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid 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 meeting is advised that 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.

District Manager
March 13, 2026 26-00847H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Multi-specialty at Landmark under which (we are) engaged in business at 14310 North Dale Mabry Highway, Suite 305 in Tampa, FL 33618-2059. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Physician Group, Inc. at Tampa, Hillsborough County, Florida, on 3/5/2026, Hillsborough County, Tampa, FL
March 13, 2026 26-00839H

FIRST INSERTION

NOTICE OF PUBLIC SALE: CLEARWATER TOWING SERVICE INC. gives notice that on 04/01/2026 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA FL, 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 4T1CE38P56U577394 2006 TOYOTA JKAZX9C172A006154 2002 KAWASAKI WBAFR7C54DC817604 2013 BMW 1GCCS1946V8101894 1997 CHEV 1C4GP64L7VB360962 1997 CHRY
March 13, 2026 26-00812H

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 22-CA-006380 DIVISION: H RF -Section II FLAGSTAR BANK '1, Plaintiff, vs. PROPERTY CHICS LLC; ALMIROLA BUILDING SERVICES INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of foreclosure dated January 20, 2026 and an Agreed Order on Defendant's Emergency Motion to Stay Foreclosure Sale dated February 25, 2026 and entered in Case No. 22-CA-006380 of the Circuit Court in and for Hillsborough County, Florida, wherein FLAGSTAR BANK is Plaintiff and PROPERTY CHICS LLC; ALMIROLA BUILDING SERVICES INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on April 30, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 37, BLOCK 17, TOWN'N COUNTRY PARK SECTION 9 - UNIT NO. 10, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 30, PUBLIC

RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. 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.

The Plaintiff is FLAGSTAR BANK NATIONAL ASSOCIATION pursuant to the Order substituting plaintiff dated 07/19/2023.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED March 6, 2026.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1463-186073 / BJB
March 13, 20, 2026 26-00869H

FIRST INSERTION

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

CIVIL DIVISION: A CASE NO.: 24-CA-009383 SECTION # RF UNION HOME MORTGAGE CORP., Plaintiff, vs. AMANDA R. AMESBURY; AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF AMANDA R. AMESBURY; MARK J. MEYERS A/K/A MARK MEYERS; CRYSTAL R. MEYERS A/K/A CRYSTAL MEYERS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 06 day of April, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 62, BLOCK 10, AYER-SWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE(S) 166 THROUGH 212, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 10540 CARLOWAY HILLS DR, WIMAUMA, FL 33598 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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 09 day of March 2026. By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by: De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02827
March 13, 20, 2026 26-00855H

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2121 IN RE: ESTATE OF STUART A. THERIEN, Deceased.

TO: DENNIS THERIEN YOU ARE NOTIFIED that a Petition to Allocate Wrongful Death Proceeds has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L.L., 1312 W. Fletcher Avenue, Suite B,

Tampa, FL 33612 on or before 04/13, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Signed on this 6 day of MARCH, 2026. As Clerk of the Court (SEAL) By: RYAN MARSH As Deputy Clerk First Publication on: March 13, 2026. Robert D. Hines, Esq., Hines Norman Hines, P.L.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 Mar. 13, 20, 27, Apr. 3, 2026 26-00846H

--- TAX DEEDS / ESTATE ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 0484770000
 File No.: 2026-231
 Certificate No.: 2023 / 4493
 Year of Issuance: 2023
 Description of Property: PROGRESS VILLAGE UNIT 2 LOT 33 BLOCK 22 PLAT BK / PG: 36 / 50 SEC - TWP - RGE: 01 - 30 - 19
 Name(s) in which assessed: DOLLIE, ANNIE SMITH, AND ESTATECO LLC C/O ESTATECO LLC ESTATECO LLC AS TRUSTEE OF THE 4921 S 83RD ST LAND TRUST DATED MARCH 26, 2024
 ANNIE SMITH
 DOLLIE HILL
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00826H

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 0397200000
 File No.: 2026-238
 Certificate No.: 2023 / 3785
 Year of Issuance: 2023
 Description of Property: ORAN SUBDIVISION LOT 20 AND N 1/2 OF VACATED E NORTH ST ABUTTING THEREOF PLAT BK / PG: 29 / 42
 SEC - TWP - RGE: 33 - 28 - 19
 Name(s) in which assessed: NEW APOSTOLIC ST PETERS CHURCH INC THE NEW APOSTOLIC ST PETERS CHURCH INC TRUSTEES BOARD STEVEN C JORDAN SR LUCY M WALKER-JORDAN ERICA WALTERS
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00829H

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 0488200816
 File No.: 2026-226
 Certificate No.: 2023 / 4529
 Year of Issuance: 2023
 Description of Property: VILLAGES OF BLOOMINGDALE CONDOMINIUM 5 UNIT 53106 AND AN UNDIV INT IN COMMON ELEMENTS PLAT BK / PG: 20 / 286
 SEC - TWP - RGE: 07 - 30 - 20
 Name(s) in which assessed: ALEXANDER ALVARADO AND MIRIAM LOPEZ ALEXANDER ALVARADO MIRIAM LOPEZ
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00823H

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 0422940000
 File No.: 2026-230
 Certificate No.: 2023 / 3969
 Year of Issuance: 2023
 Description of Property: UCETA HEIGHTS LOTS 3 4 10 AND 11 BLOCK 4 PLAT BK / PG: 16 / 14
 SEC - TWP - RGE: 11 - 29 - 19
 Name(s) in which assessed: UNITED STATES OF AMERICA DEVELOPERS INC BETTIE GOODSON
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00825H

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 1746560000
 File No.: 2026-224
 Certificate No.: 2023 / 14768
 Year of Issuance: 2023
 Description of Property: ZEPHYR GROVE LOT 2 BLOCK 4 PLAT BK / PG: 10 / 17
 SEC - TWP - RGE: 08 - 29 - 19
 Name(s) in which assessed: GUERRAN ALLEY / TRUSTEE GUERRAN ALLEY TRUSTEE OF 3509 E 23RD AVE TRUST
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00821H

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 0577370050
 File No.: 2026-234
 Certificate No.: 2023 / 5551
 Year of Issuance: 2023
 Description of Property: S 125 FT OF THE E 190 FT OF DESC PROP: THAT PART OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 E OF BAYOU LESS E 50 FT FOR RD R/W
 SEC - TWP - RGE: 18 - 32 - 19
 Name(s) in which assessed: PATRICK JOSEPH MACDONALD
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00828H

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.

VIEW NOTICES ONLINE AT
 Legals.BusinessObserverFL.com

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 0392550000
 File No.: 2026-225
 Certificate No.: 2023 / 3758
 Year of Issuance: 2023
 Description of Property: DEL RIO ESTATES UNIT NO 3 LOT 8 BLOCK 13 PLAT BK / PG: 34 / 80
 SEC - TWP - RGE: 28 - 28 - 19
 Name(s) in which assessed: HAWKEYE PARTNERS II LLC
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00822H

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 0522780000
 File No.: 2026-227
 Certificate No.: 2023 / 5021
 Year of Issuance: 2023
 Description of Property: APOLLO BEACH UNIT SIX LOT 72 BLOCK 35 PLAT BK / PG: 37 / 88
 SEC - TWP - RGE: 21 - 31 - 19
 Name(s) in which assessed: MARK R OLSON
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00824H

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 0502770000
 File No.: 2026-232
 Certificate No.: 2023 / 4756
 Year of Issuance: 2023
 Description of Property: VARN'S RESUBDIVISION LOT 23 BLOCK 2 PLAT BK / PG: 18 / 59
 SEC - TWP - RGE: 25 - 30 - 19
 Name(s) in which assessed: JOSE ALBINO
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00827H

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 1261630000
 File No.: 2026-242
 Certificate No.: 2023 / 11504
 Year of Issuance: 2023
 Description of Property: PALMA CEIA PARK LOTS 14 AND 15 BLOCK 55 PLAT BK / PG: 4 / 58
 SEC - TWP - RGE: 34 - 29 - 18
 Name(s) in which assessed: S AND ABD PROPERTIES LLC S & ABD PROPERTIES LLC
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be re-

deemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
 Dated 3/5/2026
 Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 BY Gabreele Stewart, Deputy Clerk
 Mar. 13, 20, 27; Apr. 3, 2026
 26-00830H

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
 Folio No.: 0383770136
 File No.: 2026-223
 Certificate No.: 2023 / 3680
 Year of Issuance: 2023
 Description of Property: ORANGE RIVER ESTATES UNIT III A LOT 88 BLOCK 2 PLAT BK / PG: 59 / 10
 SEC - TWP - RGE: 26 - 28 - 19
 Name(s) in which assessed: BAY AREA HOMES LLC
 All of said property being in the County of Hillsborough, State of Florida.
 Unless such certificate shall be re-

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 24-CP-003767 IN RE: ESTATE OF LEROY VALENZUELA Deceased.
 The administration of the estate of LEROY VALENZUELA, deceased, whose date of death was January 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedents 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 decedents estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is March 13, 2026.
 Attorney for Personal Representative: Charles R. Pinson, Esq. 7821 N. Dale Mabry Hwy., Ste. 110 Tampa, FL 33614 Phone: (813) 574-7736 charles@pinsonlawpa.com Fla. Bar No.: 125279 March 13, 20, 2026 26-00808H

FIRST INSERTION
NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-000433 Division: U IN RE: ESTATE OF MARY ELLEN STROHBACH Deceased.
 The administration of the estate of MARY ELLEN STROHBACH, deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 13, 2026.
Personal Representative: Olivia Spurrell 11557 Tallfield Lane Odessa, Florida 33556
 Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq. Attorney for Personal Representative Florida Bar Number: 479240 Verras Law, P.A. 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com
 Nicoleary Email: nicole@verras-law.com March 13, 20, 2026 26-00817H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002071, Division A
IN RE: ESTATE OF
GEORGE CELESTE MESSINA
a/k/a GEORGE C. MESSINA
a/k/a GEORGE MESSINA,
Deceased.

The administration of the estate of GEORGE CELESTE MESSINA a/k/a GEORGE C. MESSINA a/k/a GEORGE MESSINA, deceased, whose date of death was May 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3361, Tampa, FL 33601-3361. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is March 13, 2026

NELSON FISHER
Personal Representative
5010 E. Columbus Drive
Tampa, FL 33619

JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com

March 13, 20, 2026 26-00863H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-CP-000097
IN RE: ESTATE OF
JAMES BERNARD
McCLENDON III,
Deceased.

The administration of the estate of JAMES BERNARD McCLENDON III, Deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twigg, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 732.221.

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

DARQUITA ROGER HOWELL,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com

March 13, 20, 2026 26-00859H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: :292026CP000581
IN RE: ESTATE OF
DENISE FAYE HAMM,
a/k/a DENISE FAYE ACCARIA,
Deceased

The administration of the estate of DENISE FAYE HAMM, a/k/a DENISE FAYE ACCARIA, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE 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 if 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.

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, applies, or may apply, unless a written demand is made by a creditor as specified under section 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 March 13, 2026.

Dominic Frank Accaria Jr.
Personal Representative
16460 Offenhaur Rd.
Odessa, Florida 33556

/s/ Christina Green Rankin
Christina Green Rankin, Esq.
FLA BAR 0651621
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
Email: cgrankin@greenlawoffices.net
March 13, 20, 2026 26-00873H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-CP-003933
Division: A
In Re: The Estate of
LUIS E. CIRILO,
Deceased.

The administration of the estate of LUIS E. CIRILO, deceased, whose date of death was September 25th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St, 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 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 (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 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 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 13, 2026.

Personal Representative:
ANYLIS RODRIGUEZ MARYA
2018 15th St., SE Lot 1
Ruskin, FL 33570

ESTHERLIS MOREIRA
3119 Laurel Brook Dr.
Denver, North Carolina 28037
Attorney for Personal Representative:
Michael L. Severe, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 102833
15310 Amberly Dr.
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail:
michael@mytampalawgroup.com
March 13, 20, 2026 26-00816H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004335
IN RE: ESTATE OF
STEPHEN PAUL SAVITT,
Deceased.

The administration of the estate of STEPHEN PAUL SAVITT, deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the curator and the curator'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.

A Personal Representative or cura-

tor 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.

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 13, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Curator
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:
jrivera@hnh-law.com
March 13, 20, 2026 26-00795H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-2971
Division B
IN RE: ESTATE OF
JEFFREY M. FENTON,
Deceased.

The administration of the estate of Jeffrey M. Fenton, deceased, whose date of death was October 31, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 March 13, 2026.

Personal Representatives:
Theresa Klingshirm
14791 LaGrange Rd.
LaGrange, OH 44050

Attorney for Personal Representative:
Robert J. Bux
Email Addresses:
rbux@wblawmedina.com
Florida Bar No. 398950
105 W. Liberty St.
Medina, OH 44256
Telephone: (330) 725-6666
March 13, 20, 2026 26-00819H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000300
Division B
IN RE: ESTATE OF
DONNA JEAN MCMULLEN
Deceased.

The administration of the estate of DONNA JEAN McMULLEN, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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. 732.221, 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 March 13, 2026.

Personal Representative:
Regina Marie Stiles
4415 W. Lackland Place
Tampa, Florida 33616

Attorney for Personal Representative:
TIMOTHY M. DANDAR, Attorney
Florida Bar Number: 86750
TAMPA BAY ELDER LAW CENTER
3611 West Azelee Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Tim.Dandar@TBELC.com
Team@TBELC.com
March 13, 20, 2026 26-00789H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No: 26 CP 000555
IN RE: ESTATE OF
LINDA A. RUBINO
Deceased.

The administration of the estate of LINDA A. RUBINO deceased, whose date of death was September 17, 2025; File Number 26 CP 000555, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 E. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 13, 2026.

Signed on March 1, 2026.

/s/ Daniel Spiegel
Daniel Spiegel
Personal Representative
8519 Kings Point Way, Unit 210
Parker, CO 80138

/s/ Jennifer Spiegel
Jennifer Spiegel
Personal Representative
14011 N. 22nd St. Apt 101A
Parker, CO 80138

/s/ Gregory H Fisher
Gregory H. Fisher
Attorney for Personal Representative
Florida Bar No. 0198986
Law Offices of Gregory H. Fisher
5520 First Avenue North
St. Petersburg, Florida 33710-8006
Telephone: 727-344-5512
Email: greg@fishlaw.net
March 13, 20, 2026 26-00857H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
File No. 26-CP-000552
IN RE: ESTATE OF
JOHN I. BALDWIN,
Deceased.

The administration of the Estate of JOHN I. BALDWIN, Deceased, whose date of death was September 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: 800 East Twigg Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

Personal Representative:
HUNTER L. BALDWIN
4716 W Beaumont Street
Tampa, FL 33611

Attorney for Personal Representative:
JEFFREY A. EISEL, ESQUIRE
FBN 92365
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email: jeisel@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
ceservice@baskineisel.com
March 13, 20, 2026 26-00856H

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 TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000539
Division Probate
IN RE: ESTATE OF
STEPHEN T. HESS
Deceased.

The administration of the estate of Stephen T. Hess, deceased, whose date of death was February 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East 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 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.

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 13, 2026.

Co-Personal Representatives:
Michael A. Hess
Carmen Sordo-Gordon

Attorney for Personal Representative:

/s/ Debra A. Faulkner
Debra A. Faulkner, Esq.
Florida Bar Number: 94212

The Faulkner Firm, P.A.
4056 Tampa Road
Oldsmar, FL 34677

Telephone: (727) 939-4900
E-Mail: debbie@thefaulknerfirm.com

Secondary E-Mail:
probate@thefaulknerfirm.com

March 13, 20, 2026 26-00858H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000478
Division Probate
IN RE: ESTATE OF
MARIA FILOMENA MOUNSEY,
Deceased.

The administration of the estate of Maria Filomena Mounsey, deceased, whose date of death was December 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

Personal Representative:
/s/ Annamarie Sikorsky
Annamaria Sikorsky

604 W North Bay Street
Tampa, FL 33603

Attorney for Personal Representative:

/s/ James K. Purdy
James K. Purdy

E-Mail Addresses:
jim@thepurdyfirm.com

Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87

Seffner, FL 33583
Telephone: 813-934-2270

March 13, 20, 2026 26-00818H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000595
IN RE: ESTATE OF
CHRIS WEGNER,
(also known as
CHRIS A. WEGNER),
Deceased.

The administration of the estate of CHRIS WEGNER, deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

/s/ Cheryl A. Lamirande
CHERYL A. LAMIRANDE,

Petitioner
2591 NE 55th Court, Apt. 106
Fort Lauderdale, FL 33308

/s/ Sarah K. Balk
SARAH K. BALK

Attorney for Petitioner
Florida Bar No. 1028595
Shutts & Bowen, LLP

4301 W. Boy Scout Blvd., Suite 300
Tampa, FL 33607

Telephone: (813) 227-8186
Email: sbalk@shutts.com

Secondary Email: cgrant@shutts.com
March 13, 20, 2026 26-00807H

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-008282

PLANET HOME LENDING, LLC,
Plaintiff, vs.

**BRENDA J. ELZE A/K/A BRENDA
ELZE; UNKNOWN SPOUSE OF
BRENDA J. ELZE A/K/A BRENDA
ELZE; THIRD FEDERAL**

SAVINGS AND LOAN

ASSOCIATION OF CLEVELAND;

UNKNOWN PERSON(S) IN

POSSESSION OF THE SUBJECT

PROPERTY,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 11, 2026 and entered in Case No. 25-CA-008282, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and BRENDA J. ELZE A/K/A BRENDA ELZE; UNKNOWN SPOUSE OF BRENDA J. ELZE A/K/A BRENDA ELZE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND; 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 31, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 1, DURANT WOODS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 45, 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 4th day of March 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.: 25-01164 PHL
V6.20190626

March 13, 20, 2026 26-00797H

**RE-NOTICE OF FORECLOSURE
SALE**

IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 23-CA-013106

**SELECT PORTFOLIO SERVICING,
INC.,**

Plaintiff, vs.

CHARLA BIRD-ROSS;

UNKNOWN SPOUSE OF CHARLA

BIRD-ROSS; NORTHDAL CIVIC

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 December 30, 2025 and entered in Case No. 23-CA-013106, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; NORTHDAL CIVIC 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 5, NORTH-

DALE SECTION E UNIT NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 24, 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 4th day of March 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.: 20-00860 SF
V6.20190626

March 13, 20, 2026 26-00798H

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-008746

SECTION # RF

LAKEVIEW LOAN SERVICING,

LLC,

Plaintiff, vs.

ERIC ALAN JELKS; BERRY

BAY VILLAGE COMMUNITY

ASSOCIATION, INC.; UNKNOWN

SPOUSE OF ERIC ALAN JELKS;

UNKNOWN TENANT

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 01 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 284, BERRY BAY SUBDIVISION VILLAGES E, G AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 2880 GUMBO LIMBO DR, WIMAUMA, FL 33598

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

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

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

Dated this 05 day of March 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.

Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026

Fort Lauderdale, FL 33310
Telephone: (954) 453-0365

Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com

25-03330

March 13, 20, 2026 26-00810H

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 &

COMPROLLER A/K/A

HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT

& COMPROLLER; 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 pursuant 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, wherein, RESIDENTIAL INVESTMENT TRUST V, a Delaware Statutory Trust, is the Plaintiff and TAMPA BAY REI LLC, a Florida Limited Liability Company; ANDREW STEFFENS; CITY OF TAMPA; HILLSBOROUGH COUNTY CLERK OF COURT & COMPROLLER A/K/A HILLSBOROUGH COUNTY CLERK OF CIRCUIT COURT & COMPROLLER; STATE OF FLORIDA; ANCHOR NATIONWIDE LOANS LLC; TODD H. BOGGESS; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and

best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 27th day of April 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 2, MAP OF ARLINGTON HEIGHTS, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 74, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 3808 NORTH ARLINGTON AVENUE, TAMPA, FL 33603

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

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

Dated this 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

service@delucalawgroup.com

24-06412-1

March 13, 20, 2026 26-00805H

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-001750

U.S. BANK NATIONAL

ASSOCIATION,

Plaintiff, vs.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES OR

OTHER CLAIMANTS

CLAIMING BY, THROUGH,

--- 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. 25-CA-005666
FIFTH THIRD BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
ARNALDO FLORES A/K/A
ARNALDO FLORESRIOS A/K/A
ARNALDO ELEAZAR FLORES
A/K/A ARNALDO E. FLORES
A/K/A NN FLORES ARNALDO,
et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 26, 2026 in Civil Case No. 25-CA-005666 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Arnaldo Flores a/k/a Arnaldo Floresrios a/k/a Arnaldo Eleazar Flores a/k/a Arnaldo E. Flores a/k/a NN Flores Arnaldo, 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 1st day of April, 2026 at

10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 150, Belmond Reserve Phase 1, according to the plat thereof as recorded in Plat Book 140, Pages 198-214, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-11565FL
March 13, 20, 2026 26-00841H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 25-CA-004315
THE HAMMOCKS AT KINGSWAY HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
JEFFRA DE JESUS QUINONES, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/26/2026, in Case No.: 25-CA-004315 of the Circuit Court in and for Hillsborough County, Florida, wherein THE HAMMOCKS AT KINGSWAY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JEFFRA DE JESUS QUINONES, et al., is/are the Defendant(s). 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 6/1/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 13, Block 10, KINGSWAY PHASE 1, as per plat thereof,

recorded in Plat Book 106, Page 162, 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 & DIVERGENCE 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: March 6, 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
March 13, 20, 2026 26-00850H

FIRST INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
CASE NO.: 22-CA-004534
DIVISION: O
FLORIDA BAR NO.: 279889

CARRON BAILY, AND KENNETH ROSS BAILEY,
Plaintiffs,
UNITED STATES OF AMERICA DEVELOPERS, INC. a dissolved Florida corporation,
Defendant,

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

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

at public sale, to the highest and best

bidder for cash, at an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 AM on April 6, 2026.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven (7) days prior to the proceeding at the address given on the notice.

Telephone: (904) 257-6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service.

DATED this 4th day of March 2026.
HOBBS AND HOBBS, P.L.
By: Walter O. Hobbs, Esquire
Florida Bar No.: 279889
3818 W. Azelee Street
Tampa, Florida 33609
(P) 813-879-8333 [ext. 1]
(F) 813-877-5426
Email: whobbs@hobbsandhobbs.com
service@hobbsandhobbs.com
March 13, 20, 2026 26-00831H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
(8523 Northton Groves Boulevard,
Odessa, FL 33556)

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

Case No.: 24-CA-009924
Division: H

GULFSIDE BANK,
Plaintiff, v.

CLEM INVESTMENTS I, LLC, a Florida limited liability company;
IAN LYNDON SOLOMAN CLEMENTSON, an individual;
LOUISIANA THERESA CLEMENTSON, an individual;
J. APRILE PROPERTIES, LLC, a Florida limited liability company;
D. APRILE PROPERTIES, LLC, a Florida limited liability company;
and R. APRILE PROPERTIES, LLC, a Florida limited liability company;

JANE/JOHN DOE IN THE NORTHTON PROPERTY, fictitious names representing unknown tenants in possession;
LAURIE CUMBERBATCH, an individual, SELENA CUMBERBATCH, an individual;
JANE/JOHN DOE IN THE DOWNEY PROPERTY, fictitious names representing unknown tenants in possession; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendants.

NOTICE is hereby given that, pursuant to the Order Granting Plaintiff's Motion to Reset Foreclosure Sale as to 8523 Northton Groves Boulevard, Odessa, Florida, Pursuant to Bankruptcy Order Granting Relief from the Automatic Stay entered on March 9, 2026 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court,

Victor D. Crist, will sell the following described property situated in Hillsborough County, Florida:

Lot 12 of NORTHTON GROVES SUBDIVISION, according to the Plat thereof as recorded in Plat Book 99, Page(s) 60, of the Public Records of Hillsborough County, Florida.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For informational purposes only: 8523 Northton Groves Blvd, Odessa, FL 33556

at public sale, to the highest and best bidder, for cash, on April 16, 2026, beginning at 10:00 a.m., conducted electronically online at http://www.hillsborough.realforeclose.com.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., 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. /s/ Stephanie C. Lieb
Stephanie C. Lieb, Esquire
Florida Bar No. 0031806
Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A.
101 E. Kennedy Boulevard, Suite 2700
Tampa, FL 33602
slieb@trenam.com
Tel: (813) 223-7474 |
Fax: (813) 229-6553
Attorneys for Gulfside Bank
March 13, 20, 2026 26-00867H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO. 24-CA-000200
DIVISION: A
RF - I

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10,
Plaintiff, vs.
NORMAN H. FRY, JR.;
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated February 3, 2026, and entered in Case No. 24-CA-000200, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10 (hereafter "Plaintiff"), is Plaintiff and NORMAN H. FRY, JR., are defendants. Victor D. Crist, Clerk of the Circuit Court for HILLSBOROUGH County Florida will sell to the highest and best bidder for cash via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 6TH day of APRIL, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 3, PARKWOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, 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 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 Administrative Office of the

Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fjud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fjud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Sí ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fjud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
NS18828-23/sap
March 13, 20, 2026 26-00842H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-008328

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1,
Plaintiff, v.
MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Unopposed Uniform Final Judgment of Foreclosure and Other Relief dated March 5, 2026, issued in and for Hillsborough County, Florida, in Case No. 24-CA-008328, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, M&H FLIPPING1, LLC, MARMAX 1208, LLC, CHRISTOPHER CRUZ, ALDO DE LA CRUZ and CLIFF PARCHMON 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 01, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Unopposed Uniform Final Judgment of Foreclosure and Other Relief, to wit:

THE EAST 112 FEET, LESS THE SOUTH 20 FEET THEREOF,

LOT 3, BLOCK 24, AND WEST 33 FEET OF THE NORTH 40 FEET OF LOT 3, BLOCK 24, WEST 1/2 OF VACATED ALLEY ABUTTING THEREOF, DEMOREST, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 22, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4805 North 10th Street, Tampa, FL 33603

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 9th day of March, 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
March 13, 20, 2026 26-00853H

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. 2023-CA-012341
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A,
Plaintiff, vs.
INGRID AICH VON THADEN A/K/A INGRID AICH A/K/A INGRID I. AICH A/K/A INGRID AICH A/K/A INGRID I. AICH, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 02, 2025 in Civil Case No. 2023-CA-012341 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Not Mapped, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A is Plaintiff and Ingrid Aich Von Thaden a/k/a Ingrid Aich a/k/a Ingrid I. Aich, 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 30th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Parcel A:
That Portion of Parcel 2, Tract 6, in the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony, as per map or plat thereof as recorded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as follows:
Beginning at the Northeast corner of aforesaid Parcel 2, run thence West along the North Boundary of said Parcel 203.25 feet, more or less; thence South, parallel with the West Boundary of said Parcel, 214.32 feet, more or less; thence East to the East Boundary of said Parcel 203.25 feet, more or less; thence North along the East Boundary, 214.25 feet more or less, to the point of beginning;
And
Parcel B:
That Portion of Tract 6 of the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony, as per map or plat thereof as re-

FIRST INSERTION

corded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as follows:

from the Northeast corner of aforesaid Tract 6, thence South, 214.25 feet along the East Boundary of said Tract 6, to the point of beginning thence South 30.00 feet along the East Boundary of said Tract 6; thence South 87°55'31" West, 203.37 feet; thence North parallel with the East Boundary of said Tract 6, 35.00 feet; thence North 89°20'02" East, 203.25 feet to the point of beginning; Together with that certain easement in ingress and egress contained in instrument recorded in O.R. Book 6651, Page 551 et.; Seq. of the Public Records of Hillsborough County, Florida.

And
Parcel C:
A portion of that 30.00 foot strip of land lying between Tracts 6 and 7 in the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony as per map or plat thereof recorded in Plat Book 5, Page 55 of the Public Records of Hillsborough County, Florida, described as follows:
Beginning at the Northeast corner of aforesaid Tract 6; thence N.89 degrees 21'13" E., 30.00 feet to the Northwest corner of

aforesaid Tract 7; thence South, 243.50 feet along the West boundary of said Tract 7; thence S. 87 degrees 55'31"W., 30.02 feet to the East boundary of said Tract 6; thence North 244.25 feet along the East boundary of said Tract 6 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.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-05967FL
March 13, 20, 2026 26-00833H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-009258
DIVISION: C

NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

THI THUY QUYNH NGUYEN;
UNKNOWN SPOUSE OF THI THUY QUYNH NGUYEN;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on February 24, 2026 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on MARCH 31, 2026 at 10:00 a.m. at http://www.hillsborough.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

THE SOUTH 75.00 FEET OF LOT 11, W.E. HAMNER'S WONDERLAND ACRES, AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 14907 N 24th St, Lutz, FL 33549

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: March 2, 2026.
/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
E-Mail: gvargas@mtglaw.com
E-Service: servicef@mtglaw.com
March 13, 20, 2026 26-00806H

--- SALES ---

FIRST INSERTION

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

CASE NO: 25-CA-001851
LOANDEPOT.COM, LLC,
Plaintiff, vs.
ROBIN DAVIS A/K/A ROBIN J.
DAVIS; UNKNOWN SPOUSE OF
ROBIN DAVIS A/K/A ROBIN J.
DAVIS; KINGS GATE OF
BRANDON HOMEOWNERS
ASSOCIATION, INC; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated March 06, 2026 entered in Civil Case No. 25-CA-001851 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and ROBIN DAVIS, et al. are Defendants. The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at Hillsborough County On-Line Public Auction website: <https://hillsborough.realforeclose.com>, at 10:00 AM on April 20, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:
LOT 11, KINGS GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGES 188 THROUGH 191, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY,
FLORIDA.
PARCEL/APN/TAX ID:
074672-8022

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 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.
Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISS
WEISMAN & GORDON, LLP
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
fleservice@fwlaw.com
04-101572-F00
March 13, 20, 2026 26-00851H

FIRST INSERTION

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

CASE NO.: 18-CA-008685
JPMORGAN CHASE BANK, N.A.,
Plaintiff, VS.

SONIA M. SIMMS; JAMES E.
SIMMS; HILLSBOROUGH
COUNTY CLERK OF THE
CIRCUIT COURT; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 2, 2019 in Civil Case No. 18-CA-008685, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, JPMORGAN CHASE BANK, N.A. is the Plaintiff, and SONIA M. SIMMS; JAMES E. SIMMS; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on May 4, 2026 at 10:00:00 AM EST

the following described real property as set forth in said Final Judgment, to-wit:
LOT 75, BOWMAN HEIGHTS,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26,
PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 10th day of March, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman,
E=zullman@aldridgepite.com
Reason: I am the author of this document

Location:
Date: 2026.03.10 11:47:31-04'00'
Foxit PDF Editor Version: 13.1.7
1221-5305B
March 13, 20, 2026 26-00874H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-006371
DIVISION: C

PNC Bank, National Association
Plaintiff, vs.-
Paul S. Arakkal; Marina R. Paul;
Hidden Oaks Townhomes
Community Association, Inc.;
Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through,
under and against the above named
Defendant(s); Unknown Parties in
Possession #2, if living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-006371 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein PNC Bank, National Association, Plaintiff and Paul S. Arakkal 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 31, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, IN BLOCK 8, OF HIDDEN OAKS TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 45, 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 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
25-333259 FCO1 NCM
March 13, 20, 2026 26-00811H

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-008252
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
ANGELINA ISABELLA DEJORDY
AND SEAN PAUL DEJORDY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in 25-CA-008252 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 ANGELINA ISABELLA DEJORDY; SEAN PAUL DEJORDY; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; TUSCANY BAY PROPERTY OWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on April 02, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 2, BLOCK 3, TUSCANY BAY REPLAT, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGE(S) 77-81, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 13149 SONOMA BEND PL, GIBSON-TON, FL 33534

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITY
ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 10 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: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-328991 - NaP
March 13, 20, 2026 26-00862H

FIRST INSERTION

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

CASE NO.
292025CA004284A001HC
DIVISION: D
RF -Section I
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT
OF THE SEASONED CREDIT
RISK TRANSFER TRUST, SERIES
2020-1,
Plaintiff, vs.

WILLIAM L. WHORTON A/K/A
WILLIAM LUMPKIN WHORTON;
FISHHAWK RIDGE
ASSOCIATION, INC.;
FISHHAWK RANCH

HOMEOWNERS ASSOCIATION,
INC.; NATIONAL COLLEGIATE
STUDENT LOAN TRUST 2007-1;
REGIONS BANK; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 4, 2026, and entered in Case No. 292025CA004284A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE

CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 is Plaintiff and WILLIAM L. WHORTON A/K/A WILLIAM LUMPKIN WHORTON; FISHHAWK RIDGE ASSOCIATION, INC.; FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC.; NATIONAL COLLEGIATE STUDENT LOAN TRUST 2007-1; REGIONS BANK; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash

online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on April 14, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1, BLOCK 57, FISHHAWK RANCH TOWNHOMES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 286 - 297, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE

FIRST INSERTION

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

CASE NO. 29-2019-CA-011641
NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER,
Plaintiff, vs.
TYRONE MAURICE WALKER AND
SOPHIA KAMESA JORDEN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 11, 2020, and entered in 29-2019-CA-011641 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and TYRONE MAURICE WALKER; SOPHIA KAMESA JORDEN; CYPRESS MILL COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on April 02, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 2, IN BLOCK 19, OF CYPRESS MILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 15621 DEMORY POINT PLACE, SUN CITY CENTER, FL 33573

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

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITY
ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 10 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: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
19-375471 - NaP
March 13, 20, 2026 26-00861H

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. 23-CA-000182
DLJ MORTGAGE CAPITAL, INC.,
Plaintiff, vs.
DAVID FEARNOW AND
JENNIFER FEARNOW, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2024, and entered in 23-CA-000182 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DLJ MORTGAGE CAPITAL, INC. is the Plaintiff and JENNIFER FEARNOW; CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on March 31, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 15, BLOCK 2, COUNTRY CLUB VILLAGE AT CARROLLWOOD, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 47 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 14517 NETTLE CREEK RD, TAMPA, FL 33624

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

Dated this 10 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: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
19-360945 - NaP
March 13, 20, 2026 26-00860H

--- ACTIONS ---

FIRST INSERTION

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

CASE NO: 25-CC-57259
WATERCHASE MASTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JUAN CARLOS ANGEE and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: JUAN CARLOS ANGEE
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, WATERCHASE MASTER PROPERTY OWNERS ASSOCIATION, INC., herein in the following described property:

Lot 39, of PROVENCE TOWN-HOMES AT WATERCHASE, according to the Plat thereof as recorded in Plat Book 96, Page(s) 10, of the Public Records of Hillsborough County, Florida. With the following street address: 14519 Mirabelle Vista Cir., Tampa, Florida, 33626 has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before 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.

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

WITNESS my hand and the seal of this Court on March 4, 2026.

VICTOR D. CRIST
CLERK AND COMPTROLLER
(SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
March 13, 20, 2026 26-00796H

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-000520
SELENE FINANCE LP, Plaintiff, vs. NATACHA AUBIN JACQUES, et. al. Defendant(s).

TO: NATACHA AUBIN JACQUES, UNKNOWN SPOUSE OF NATACHA AUBIN JACQUES, 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 20, IN BLOCK 13 OF CYPRESS MILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before 04/08/2026 /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 MAR 03 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-363718
March 13, 20, 2026 26-00800H

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-011713
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CHRISTINA ANDREANETTE ASH, et al., Defendants.

TO: CHRISTINA ANDREANETTE ASH
4804 POND RIDGE DRIVE, RIVERVIEW, FL 33578
UNKNOWN SPOUSE OF CHRISTINA ANDREANETTE ASH
4804 POND RIDGE DRIVE, RIVERVIEW, FL 33578

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

LOT 2, BLOCK 80, VALHALLA PHASE 1-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 4/10/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either

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

If you are 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

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

VICTOR CRIST
As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04984
March 13, 20, 2026 26-00815H

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-009921
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. EDWARD DALE GILLESPIE A/K/A EDWARD GILLESPIE, et al., Defendant.

TO: EDWARD DALE GILLESPIE A/K/A EDWARD GILLESPIE, 5558 BLUE AZURE DRIVE, WIMAUMA, FL 33598
ALEXANDRIA JUDITH ALVAREZ, 5558 BLUE AZURE DRIVE, 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 41, BERRY BAY SUBDIVISION VILLAGE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 146, 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 Jacqueline T. Levine, 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 03/18/2026 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 day of FEB 10 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
25-14054FL
March 13, 20, 2026 26-00801H

FIRST INSERTION

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

CASE NO.: 25-CA-004377
PHH MORTGAGE CORPORATION, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LAWRENCE LOPEZ A/K/A LAWRENCE XAVIER LOPEZ, III, DECEASED; CROSBY CROSSINGS EAST HOMEOWNERS' ASSOCIATION, INC.; MARICAR ISIP ADVINCULA; IAN GARRETT LOPEZ, Defendant(s).

TO: Ian Garrett Lopez
Residence Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

LOT 19, CROSBY CROSSINGS EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGES 272 THROUGH 275, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Street Address: 543 Westchester Hills Lane, Valrico, Florida 33594

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 04/08/2026, and file the original with the Clerk of this Court, 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 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 on MAR 03 2026.

Victor D. Crist
Clerk of said Court
(SEAL) BY: Patricia Corbin
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400189
March 13, 20, 2026 26-00866H

FIRST INSERTION

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

CASE NO.: 25-CA-006651
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID MICHAEL GARRETT, DECEASED; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF TAMPA, FLORIDA; STATE OF FLORIDA; SHARON GARRETT, Defendant(s).

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

LOT 27, LESS THE WESTERLY FIVE FEET AND LOT 28 OF BLOCK 13 OF SUBURB ROYAL SUBDIVISION, AS PER MAP PLAT THEREOF AS RECORD IN PLAT BOOK 14, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Street Address: 1009 West Coral

Street, Tampa, Florida 33602 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 04/09/2026, and file the original with the Clerk of this Court, 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 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 on MAR 04 2026.

Victor D. Crist
Clerk of said Court
(SEAL) BY: Patricia Corbin
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400249
March 13, 20, 2026 26-00865H

FIRST INSERTION

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

CASE NO: 2025CA003160
Selene Finance, Plaintiff, vs- Shari S Albritton, Unknown Spouse of Shari S. Albritton Axiom Acquisition Ventures, LLC, Brandon East Homeowners Association, INC., Unknown Occupant 1 and Unknown Occupant 2, Defendant(s)

TO: SHARI S ALBRITTON
3823 PARKSIDE DR
VALRICO, FL 33594
UNKNOWN SPOUSE OF SHARI S. ALBRITTON
3823 PARKSIDE DR
VALRICO, FL 33594
BRANDON EAST HOME OWNERS ASSOCIATION, INC.
3814 RAVENNA DRIVE
VALRICO, FL 33594
UNKNOWN OCCUPANT 1
3823 PARKSIDE DR
VALRICO, FL 33594
UNKNOWN OCCUPANT 2
3823 PARKSIDE DR
VALRICO, FL 33594

YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage

on the following property in Pinellas County, Florida:

LOT 21, BLOCK 6, OF BRANDON EAST SUBDIVISION, UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3823 Parkside Drive, Valrico, FL 33594

The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 2025CA003160; and is styled SELENE FINANCE vs. Shari S Albritton. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before 3/10/2026, 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 2 day of February, 2026

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

Mehwish Yousuf, Esq.,
Quintairos, Prieto, Wood & Boyer, P.A.,
the Plaintiff's Attorney,
2400 E. Commercial Blvd., Ste. 520,
Ft. Lauderdale, FL 33308
Matter No.: FL-008371-25
March 13, 20, 2026 26-00840H

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

CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-011285
PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. DAVID LYNDEL ADAIR; CYPRESS MILL COMMUNITY ASSOCIATION, INC.; KOLLENA NIGAL ADAIR; THE UNKNOWN SPOUSE OF DAVID LYNDEL ADAIR; THE UNKNOWN SPOUSE OF KOLLENA NIGAL ADAIR; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: DAVID LYNDEL ADAIR
LAST KNOWN ADDRESS: 6959 KING CREEK DRIVE, SUN CITY CENTER, FL 33573
CURRENT ADDRESS: UNKNOWN

TO: THE UNKNOWN SPOUSE OF DAVID LYNDEL ADAIR
LAST KNOWN ADDRESS: 6959 KING CREEK DRIVE, SUN CITY CENTER, FL 33573
CURRENT ADDRESS: UNKNOWN

CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF KOLLENA NIGAL ADAIR
LAST KNOWN ADDRESS: 6959 KING CREEK DRIVE, SUN CITY CENTER, FL 33573

CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

LOT 9, IN BLOCK 36 OF CYPRESS HILL PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 294, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 6959 King Creek Drive, Sun City Center, FL 33573

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

manded in the complaint.

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

DATED this the day of MAR 03 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-013415-1
March 13, 20, 2026 26-00845H

SAVE TIME



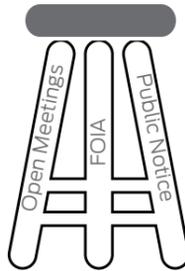
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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



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

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

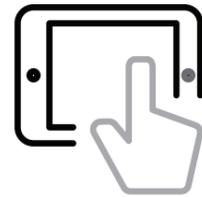
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
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Stay Informed, It's Your Right to Know.

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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

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 / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

J-27	Robert Donaldson
L-3	Douglas McDaniels
N-14	Abraham Davis
O-5	DeAndre Turner

March 6, 13, 2026 26-00778H

FOURTH 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH 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: jrivera@hnh-law.com

March 6, 13, 2026 26-00759H

--- ACTIONS ---

THIRD 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 Twigg St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. {If applicable, insert the legal description of real property, a specific description of personal property, and the name of the

county in Florida where the property is located}.

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

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

Victor Crist,

Clerk of the Circuit Court.

Dated: 2/18/2026.

By: /s/ Jennifer Taylor,

Deputy Clerk

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

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

26-00616H

THIRD 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. Twigg 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 Twigg Street, Tampa, Florida 33602. The court has reserved 10 minutes for this hearing.

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

THIRD INSERTION

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. Twigg 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. 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.

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

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

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH 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:
martinez@hnh-law.com
March 6, 13, 2026 26-00766H

SECOND 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. KUJAR
Deceased.

The administration of the estate of Kenneth W. Kujar, 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. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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:
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

SECOND 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.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814

Time: 09:30 AM

Sale to be held at www.storage-treasures.com.

1007 - Cleek, Meagan; 1052 - Ortiz, Yesenia; 1058 - Rashad, Aneesah; 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, Tynesha; 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.storage-treasures.com.

1027 - Wallace, Anthony; 1029 - Tomer, Terrell; 1153 - harvey, Gillie; 2020 - RIVERS, JEANA; 2032 - McQuay, Marla; 3021 - Scott, Tyrell; 3022 - Mreisy, Sharlotte; 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, Kelicia; 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.storage-treasures.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

SECOND 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 E.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 Yuniur Izquierdo and Rafael Cantero Mora. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
March 6, 13, 2026 26-00783H

SECOND 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 OF 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

SECOND INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH 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. Twigg 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

SECOND 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. Twigg 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 unmaturred, 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,

SECOND 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 E.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. Skipper Road, Tampa, Florida 33613, 813-972-9000.
March 6, 13, 2026 26-00786H

THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, 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) 634-5566
Florida Bar Number 265853
donald@linskylaw.com
March 6, 13, 2026 26-00712H

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;
fdocs@semrohenry.com
12858 Banyan Creek Dr Suite 102
Fort Myers, Florida 33908
March 6, 13, 2026 26-00741H

SECOND INSERTION

including unmaturred, 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

SECOND 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

SECOND 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

THIRD 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

--- ESTATE ---

SECOND 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@atacouselaw.com
Secondary E-Mail:
shelby@atacouselaw.com
March 6, 13, 2026 26-00734H

SECOND 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 unmaturing, 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 unmaturing, 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.
292025CP004332A001HC
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

SECOND 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

SECOND 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

SECOND 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@sieglelaw.com
Secondary E-Mail:
eservice@sieglelaw.com
March 6, 13, 2026 26-00744H

SECOND 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 / SALES ---

SECOND INSERTION

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

CASE NO. 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: MRSservice@mccalla.com
Fla. Bar No.: 146803
24-09084FL
March 6, 13, 2026 26-00725H

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-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 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.
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

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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 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 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

SECOND 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

SECOND 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



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--- ESTATE / ACTIONS / SALES ---

SECOND 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 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. 732.2211, 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 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

SECOND 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 Diane 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 attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is 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

SECOND 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 pursuant 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, wherein,

RESIDENTIAL INVESTMENT TRUST V, a Delaware Statutory Trust, is the Plaintiff and 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and best bidder for cash electronically at

www.hillsborough.realforeclose.com,

the Clerk's website for on-line auctions at, 10:00 AM on the 27th day of April 2026, the following described property as set forth in said Final Judgment, to wit:

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

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

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

Dated this 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

THIRD 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 es-

tablishment of a lien against the prop-

erty as well as damages. The property to

be foreclosed upon is currently located

in Cypress Park Garden Homes I Con-

dominium, which is located in Hillsbor-

ough County, Florida and which is more

fully described as:

Condominium Parcel: Unit No.

4, CYPRESS PARK GARDEN

HOMES I, a Condominium, accord-

ing to the Declaration of

Condominium recorded January

7, 1983 in Official Records Book

4049, page 628 and pat thereof

recorded in Condominium Plat

Book 5, Page 33 and Certificate

of Surveyor and Developer

recorded in Official Record Book

4063, Page 889, of the Public

Records of Hillsborough County,

Florida; together with an undi-

vided 168th interest in the com-

mon 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 own-

ership 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 dem-

anded 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 cer-

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving a notification of

a scheduled court proceeding if the time

before the scheduled appearance is less

than 7 days. Complete the Request for

Accommodations Form and submit to

800 E. Twiggs Street, Room 604,

Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

Impaired Line 1-800-955-8770.

THIS NOTICE SHALL BE PUBLISHED

ONCE A WEEK FOR FOUR

CONSECUTIVE WEEKS.

DATED this 19 day of February,

2026.

Clerk of Court, Victor D. Crist

(SEAL) By: Jennifer Taylor

Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

Karen E. Maller, Esq.

Johnson Pope Bokor Ruppel &

Burns, LLP

360 Central Avenue, Suite 500

St. Petersburg, Florida 33701

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

26-00679H

THIRD INSERTION

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

CIVIL ACTION

CASE NO.: 25-CA-003677

DIVISION: D

BLUE RIDGE EQUITIES, INC.,

Plaintiff, v.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES,

OR OTHER CLAIMANTS

CLAIMING BY, THROUGH,

UNDER, OR AGAINST THE

ESTATE OF MICHAEL MAGLIO,

DECEASED; THE UNKNOWN

HEIRS, DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS CLAIMING

BY, THROUGH, UNDER, OR

AGAINST THE ESTATE OF MARY

MAGLIO, DECEASED; THE

UNKNOWN HEIRS, DEVISEES,

GRANTEEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES, OR OTHER

CLAIMANTS CLAIMING BY,

THROUGH, UNDER, OR

--- SALES / ACTIONS ---

SECOND 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

SECOND 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
A/K/A 12315 TOUCHTON DRIVE, TAMPA FL 33617
A/K/A 12315 TOUCHTON DRIVE, TAMPA FL 33617
PHH21346-25/cam
March 6, 13, 2026 26-00751H

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

SECOND 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

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-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

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-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 JUMANNA 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

SECOND 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 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 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

SECOND INSERTION

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

Case No. 25-CA-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

SECOND INSERTION

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

SECOND INSERTION

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

CASE# 26-CA-000888 DIVISION: CIVIL JOHN R. FREEHAFFER Plaintiff vs 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

SECOND INSERTION

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

CASE NO.: 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 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

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-009667 DIVISION: O FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVEISEES, 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, DEVEISEES, 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

SECOND 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

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-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

SECOND INSERTION

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

CASE# 26-CA-000888 DIVISION: CIVIL JOHN R. FREEHAFFER Plaintiff vs 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

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-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.

erwise 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

SECOND INSERTION

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

CASE# 26-CA-000888 DIVISION: CIVIL JOHN R. FREEHAFFER Plaintiff vs JENNIFER NORTHROP-FROST, 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: JENNIFER NORTHROP-FROST 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, BRENT-

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 ---

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-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

SECOND INSERTION

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

SECOND INSERTION

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

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

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-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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-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

SECOND INSERTION

NOTICE OF LEGAL ACTION
CONSTRUCTIVE SERVICE
IN CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE# 26-CA-000888
DIVISION: CIVIL
JOHN R. FREEHAFER
Plaintiff vs
F & T CORPORATION,
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

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-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
25-333813 FCO1 CXE
March 6, 13, 2026 26-00750H

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
25-333813 FCO1 CXE
March 6, 13, 2026 26-00750H

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

1/10241

--- ACTIONS ---

SECOND 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

-and-
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 follow-
ing 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 writ-
ten defenses, if any, to it on eXL Legal,
PLLC, Plaintiff's attorney, whose ad-
dress is 12425 28th Street North, Suite
200, St. Petersburg, FL 33716, on or be-
fore 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 Hillsbor-
ough County George Edgecomb Court-
house, 800 Twiggs Street, Tampa, FL
33602, either before service on Plain-
tiff's attorney or immediately thereaf-
ter; 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 Ad-
ministrative Office of the Court as far
in advance as possible, but preferably
at least (7) days before your scheduled
court appearance or other court activ-
ity of the date the service is needed by
contacting: 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; 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

SECOND 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 follow-
ing property in Hillsborough County,
Florida, to-wit:

LOT 5, BLOCK 3, WATERSET
WOLF CREEK PHASES A AND
D1 AND WATERSET BOU-
LEVARD TECO EXTENSION
AND COVINGTON GARDEN
DRIVE TECO EXTENSION,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 142,
PAGES 12 THROUGH 31, IN-
CLUSIVE, OF THE PUBLIC
RECORDS OF HILLSBOR-
OUGH

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

200, St. Petersburg, FL 33716, on or be-
fore 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 Hillsbor-
ough County George Edgecomb Court-
house, 800 Twiggs Street, Tampa, FL
33602, either before service on Plain-
tiff's attorney or immediately thereaf-
ter; 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 Ad-
ministrative Office of the Court as far
in advance as possible, but preferably
at least (7) days before your scheduled
court appearance or other court activ-
ity of the date the service is needed by
contacting: 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; 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

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-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 PAR-
TIES CLAIMING BY, THROUGH,
UNDER, AND AGAINST LOIS MA-
RIE ZARDINSKAS, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS SPOUSES, HEIRS,
DEWISEES, GRANTEEES, OR OTHER
CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

LOT 12, BLOCK 3, HILLCREST
ACRES SUBDIVISION, AC-
CORDING TO THE MAP OR
PLAT THEREOF AS RECOR-
DED 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 writ-
ten defenses, if any, to it, on McCalla
Raymer Leibert Pierce, LLP, Sara Col-
lins, Attorney for Plaintiff, whose ad-
dress 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 im-
mediately 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or im-
mediately 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 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. Twiggs St.
Tampa, FL 33602

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

SECOND 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
Devises of the Estate of Rose Marie
Limage A/K/A Rose Marie Mesidor
Last known address: Unknown
Unknown Heir, Beneficiary and Devi-
see 1 of the Estate of Joseph Paul Bodo,
III

Last known address: Unknown
Unknown Heir, Beneficiary, and Devi-
see 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 Hills-
borough 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 im-
mediately thereafter; or a default will be
entered against you for the relief de-
manded 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 cer-
tain assistance. To request such as-
sistance, please contact the 13th Judi-
cial 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 Hillsbor-
ough 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
March 6, 13, 2026 26-00730H

SECOND 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 home-
owners 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 Hillsbor-
ough County, Florida.

ADDRESS: 6218 Hadley Com-
mons 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 Hills-
borough County, Florida. Com-
monly referred to as: 6218 Had-
ley Commons Drive, Riverview,
Florida 33578

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

to serve a copy of your written defen-
ses, 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or im-
mediately 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 20 day of FEB, 2026.

VICTOR CRIST
Clerk of the Circuit
(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

SECOND 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 ac-
tion to foreclose a construction lien the
following property in Pinellas County,
Florida

Lot 7, BLOCK 1, LAKEVIEW
VILLAGE SECTION M, accord-
ing to the map or plat thereof
recorded in Plat Book 92, Page
69, of the Public Records of Hill-
sborough County, Florida
Aka: 1914 Fruitridge St, Bran-
don, Florida 33510

has been filed against you, and you are
required to serve a copy of your writ-
ten defenses, if any, to it on, Steven W.
Moore, Esquire, 8240 118th Avenue
North, Suite 300, Largo, Florida 33773,
steven@stevenmoorepa.com on or be-
fore 3/27/2026 and to file the original

with the clerk of this court either before
service on plaintiff's attorney or im-
mediately 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or im-
mediately 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 2/19/2026

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

SECOND 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 Pa-
rental 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 Mar-
tin 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 resi-
dence 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 rea-
sonably ascertained.

There will be a hearing on the Peti-
tion to Terminate Parental Rights Pend-
ing 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 Twiggs 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 conduct-
ed 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 re-
presentation by a court-appointed at-
torney, 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 re-
sponse or pleading in the Office of the
Clerk of the Circuit Court of Hillsbor-
ough County, Florida, 800 East Twiggs
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 pub-
lication of this Notice.

UNDER § 63.089, FLORIDA STAT-
UTES, FAILURE TO FILE A WRIT-
TEN RESPONSE TO THIS NOTICE
WITH THE COURT AND TO AP-
PEAR AT THIS HEARING CONSTI-
TUTES GROUNDS UPON WHICH
THE COURT SHALL END ANY PA-
RENTAL RIGHTS YOU MAY HAVE
REGARDING THE MINOR CHILD.

If you are a person with a disabil-
ity who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the ADA Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.

Dated at Tampa, Hillsborough Coun-
ty, 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, thirtyseven (37) years old,
approximately 5'0" tall, weighs approxi-
mately 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 ad-
dress of any known or unknown legal or
biological father are unknown and can-
not be reasonably ascertained.

There will be a hearing on the Peti-
tion to Terminate Parental Rights Pend-
ing 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 Twiggs 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 re-
presentation by a court-appointed at-
torney, 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 re-
sponse or pleading in the Office of the
Clerk of the Circuit Court of Hillsbor-
ough County, Florida, 800 East Twiggs
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 pub-
lication of this Notice.

UNDER § 63.089, FLORIDA STAT-