

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Berry Bay Community Development District

The Board of Supervisors ("Board") of the Berry Bay Community Development District ("District") will hold a regular meeting and public hearing on **Thursday, April 9, 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 will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report - 2026 Expansion Area dated February 28, 2026. The proposed bonds will fund the public improvements described in the Master Report of the District Engineer - 2026 Expansion Area dated February 2, 2026. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$3,435,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

BERRY BAY EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS (1)									
PRODUCT	PER UNIT	TOTAL EAU's	% OF EAU's	UNITS	PRODUCT TYPE		PER UNIT		
					PRINCIPAL	ANNUAL ASSMT (2)	PRINCIPAL	ANNUAL ASSMT (2)	
Single Family 30	125	62.50	100.00%	30	\$1,435,000	\$305,122	\$68,700	\$6,102	
Totals		62.50	100%	30	\$1,435,000	\$305,122			

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessment calculated on a per unit basis. 24 month Maximum Capitalized Interest Period.
(2) Includes principal, interest includes discounts less collection fees.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public 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 public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

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 business days 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 office.

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 04/13/2026 2T3W1RFV4KW029563 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: AG GOLD AUTO SALES LLC 4T1DAACK8SU133601 2025 TOYT 14958.32 TEL: 813-697-1791 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612 /

NAME: FAST SERVICES FLORIDA LLC WDC0G4JB6KV168406 2019 MERZ 10559.89 / 2T3W1RFV4KW029563 2019 TOYT 12489.76 TEL: 813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 / NAME: ALEX PRO CAR INC 5NMJC3AE4NH090106 2022 HYUN 12076.69 TEL: 813-697-1791 MV#: MV113309 LOCATION: 2015 W BUSCH BLVD TAMPA, FL 33612 /

NAME: GALANO BODY SHOP INC 5YFB4MDE5SP281117 2025 TOYT 18523.27 TEL: 813-697-1791 MV#: MV115199 LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605 /

March 20, 2026 26-00887H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The Salt Lake County Constable's Office will sell to the highest qualified bidder in public, the property described below, on 4/14/2026 at 10:00 am (Mountain) at the following location: The courthouse front steps of the Third District Court, 8080 S Redwood Road, West Jordan, UT 84088. The opening bid, by the Lender / Secured Party, will be \$1,000.00 or such other amount Lender / Secured Party deems sufficient and appropriate. Winning bidder must pay non-refundable deposit of \$5,000.00 in the form of certified funds (bank cashier's check/money order), payable to Lender: DHM Industries, Inc., with remainder of sale proceeds paid by electronic funds transfer (EFT) or wire on or before 4/15/2026 at 2:00 pm (Mountain). Upon such sale, you will no longer have any right to the property sold and the proceeds from such sale will be used to reduce the obligations owed to the lender and secured creditor DHM Industries, Inc. until such obligations have been satisfied in full. You may request information or accounting by calling or sending an email to Spencer Macdonald, (385) 442-6690, spencer@theinvestorsedge.com, attorney for the Lender. The property to be sold is: All rights, titles and interests in and to the limited liability company membership interests in: 1782 MARYLAND AVENUE NORTHEAST INDUSTRIES, LLC, held by debtor and all proceeds therefrom. The limited liability company 1782 MARYLAND AVENUE NORTHEAST INDUSTRIES, LLC, owns the real property located at: 1782 MARYLAND AVENUE NORTHEAST, ST. PETERSBURG, FL 33703.

March 20, 27, 2026 26-00889H

Jayna Cooper, District Manager



RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Berry Bay Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer - 2026 Expansion Area dated February 2, 2026 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 200, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report - 2026 Expansion Area dated February 28, 2026, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$2,697,000** (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$3,435,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on March 5, 2026.

Attest:	Berry Bay Community Development District
/s/ Jayna Cooper	/s/ Carlos de la Ossa
Printed Name: Jayna Cooper	Carlos de la Ossa
Assistant Secretary	Chair of the Board of Supervisors
March 20, 27, 2026	26-00875H

FIRST INSERTION

NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION

Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 935023 from PPF SS 9440 East Fowler Ave, LLC, 3348 Peachtree Road STE 940, Atlanta, GA 30326. The application was received on Wednesday, February 11, 2026. Proposed activities include: a new 3-Story 84,912 SF Self Storage Facility and its associated infrastructure. The project name is Thonotosassa Storage and is approximately 4.81 acres of land, located in Section 07, Township 28 South, Range 20 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.

March 20, 2026 26-00888H

FIRST INSERTION

Notice of Intent to File a Fictitious Name - Alsies Brandon

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Alsies Brandon intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee FL and/or Clerk of the Circuit Court of Hillsborough County, FL. Tampa Sorbetero, LLC, 2921 Valencia Ridge Street, Valrico, FL 33596.

March 20, 2026 26-00884H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Perimeter Solutions Group Florida, LLC, 6500 E. Broadway Ave, Tampa, FL 33619, desiring to engage in business under the fictitious name of Sterling Enterprises, 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 20, 2026 26-00924H

FIRST INSERTION

Notice of Community Workshop Creek Preserve Community Development District

The Creek Preserve Community Development District will hold a community workshop on April 21, 2026, at 6:00 p.m. located at the Creek Preserve Clubhouse - located at 16702 Kingman Reef Street, Wimauma, FL 33598.

The purpose of the workshop is to present general information as it relates to the District's Fiscal Year 2026/2027 Preliminary Budget. No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with Florida law. A copy of the agenda for this workshop may be obtained from the District Manager, at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or by calling 813-933-5571. The workshop may be continued to a date, time, and place to be specified on the record at the workshop

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

Any person requiring special accommodation at this workshop because of a disability or physical impairment should contact the District Office at 813-933-5571 at least five calendar days prior to the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Sam Stevens, District Manager
March 20, 2026 26-00920H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Perimeter Solutions Group Florida, LLC, 6500 E. Broadway Ave, Tampa, FL 33619, desiring to engage in business under the fictitious name of PSG Florida, 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 20, 2026 26-00922H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Lindsay Deignan, desiring to engage in business under the fictitious name LD Designs Florals located at 4015 W De Leon St, Tampa, FL 33609 intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 20, 2026 26-00914H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003506
IN RE: ESTATE OF GARY HASKEL COLE, Deceased.

The administration of the estate of GARY HASKEL COLE, deceased, whose date of death was October 25, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, Florida 33602 and whose mailing address is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 20, 2026.

Personal Representative:

Amber A. Cole
 17901 Rivendel Rd.
 Lutz, Florida 33549
 Attorney for Personal Representative:
 Patrick Hogan, Esq.
 Florida Bar Number: 0099090
 PTH LAW FIRM PLLC
 13014 N Dale Mabry Hwy., #741
 Tampa, FL 33618
 Telephone: (813) 235-4501
 E-Mail: h@pthlawfirm.com
 March 20, 27, 2026 26-00931H

FIRST INSERTION

NOTICE TO CREDITORS (formal administration) IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000809
IN RE: ESTATE OF WILLIAM JOSEPH MOFFITT Deceased.

The administration of the estate of William Joseph Moffitt, deceased, File Number 2026-CP-000809, 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 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 decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 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 20, 2026.

Personal Representative:

Erin L. Kara
 1331 N Mills Ave.
 Orlando, FL 32803
 Attorney for Personal Representative:
 David Berman, Esq.
 Florida Bar No. 109395
 1331 N Mills Ave.
 Orlando, FL 32803
 Tel: 407-663-5533
 E-mail: david@estateco.com
 March 20, 27, 2026 26-00905H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2025-CC-042820
Division: J
Judge: JENNIFER PALACIOS JOHNSON

BLISSFUL TIMES, INC. Plaintiff, v. SILVER ROCK TWO, INC., AS TRUSTEE ONLY UNDER THE HC 14-1024 LAND TRUST, ET. AL. Defendants.

NOTICE IS HEREBY GIVEN, pursuant to Final Judgment entered on March 10, 2026 in Hillsborough County case Blissful Times, Inc, v. Silver Rock, et. al. with case number 2025-CC-042820, the clerk, VICTOR CRIST, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 1, BLOCK 3, HOA VALLEY UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 104, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, and commonly known as 1346 Dew Bloom Road, Valrico, Florida 33594, including the building, appurtenances, and fixtures located therein at public sale to the highest and best bidder, for cash, in an online sale at: <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. eastern standard time on APRIL 24, 2026 in accordance with Chapter 45.031 Florida Statutes.

ANY PERSON CLAIMING ANY INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIST PENDENS MUST FILE A CLAIM NOT LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

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 March 11, 2026.
 /s/ Christopher Hixson, Esq.
 Hixson Law Group
 800 East Bay Drive, Suite A
 Largo, FL 33770
 Tel (main): 833-203-5294
 Tel (direct): 321-325-1076
 Fax: 1-813-423-6676
 E-mail: Chris@hixlawgroup.com
 Attorneys for Plaintiff
 March 20, 27, 2026 26-00876H

--- ACTIONS / SALES ---

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-010264
SECTION # RF

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROBERT WAYNE HOWELL; HILLSBOROUGH COUNTY, FLORIDA; ALVIN BERKHALL; UNKNOWN SPOUSE OF ROBERT WAYNE HOWELL; JULAN MUSTAFA-NABALL, SUCCESSOR TRUSTEE OF THE ROBERT WAYNE HOWELL REVOCABLE TRUST DATED JANUARY 25, 2021; 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 13 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 3, OF THE WEST PARK ESTATES, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 PROPERTY ADDRESS: 4526 W HIAWATHA ST, TAMPA, FL 33614

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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 12 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
 25-04198
 March 20, 27, 2026 26-00886H

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-006818

PACIFIC ASSET HOLDING, LLC, Plaintiff, vs. ERSON RODRIGUEZ, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 05, 2026 in Civil Case No. 25-CA-006818 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein PACIFIC ASSET HOLDING, LLC is Plaintiff and Erson Rodriguez, 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 7th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot(s) 3 and 4, Scanlon Country Estates, according to the map or plat thereof, as recorded in Plat

Book 90, Page(s) 21, of the Public Records of Hillsborough County, Florida.

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

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. Twigg Street, Room 604, Tampa, FL 33602.
 /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 25-12474FL
 March 20, 27, 2026 26-00885H

FIRST INSERTION

AMENDED 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.: 21-CA-004665
DIVISION: J

AGRIPA, LLC, Plaintiff, vs. SHANA DEES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Amended Final Judgment of Foreclosure dated January 31, 2022, and entered in Case No. 21-CA-004665 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which AGRIPA, LLC, is the Plaintiff and SHANA DEES; ANDREA DAVIDSON are defendants, Victor Crist, Clerk of the Court, will sell to the highest and best bidder for cash in/on <https://www.hillsborough.realforeclose.com/index.cfm> in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida on April 9, 2026, at 10:00 a.m., EST the following described property as set forth in said Final Judgment of Foreclosure:

LOT 13, BLOCK 2, CORRECTED MAP OF EL DORADO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 72 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 PROPERTY ADDRESS: 325 W

WEST STREET, TAMPA, FL 33602

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

See Americans with Disabilities Act

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 /s/ Damian G. Waldman
 Damian G. Waldman, Esq.
 Florida Bar No. 0090502
 Law Offices of Damian G. Waldman, P.A.
 PO Box 5162
 Largo, FL 33779
 Telephone: (727) 538-4160
 Facsimile: (727) 240-4972
 Email 1: damiang@dwardmanlaw.com
 Email 2: dmiller@dwardmanlaw.com
 E-Service: service@dwardmanlaw.com
 Attorneys for Plaintiff
 March 20, 27, 2026 26-00882H

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-010745

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

FELICIA ANTOINETTE PIERCE; UNKNOWN SPOUSE OF FELICIA ANTIONETTE PIERCE; HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): FELICIA ANTOINETTE PIERCE (LAST KNOWN ADDRESS) 18151 SANDY POINTE DRIVE TAMPA, FLORIDA 33647 UNKNOWN SPOUSE OF FELICIA ANTIONETTE PIERCE (LAST KNOWN ADDRESS) 18151 SANDY POINTE DRIVE TAMPA, FLORIDA 33647

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

LOT 16, BLOCK 12, HERITAGE ISLES PHASE 1D, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 a/k/a 18151 SANDY POINTE DRIVE, TAMPA, FLORIDA 33647

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 4/16/2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

VICTOR CRIST

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

Submitted by:
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
notice@kahaneandassociates.com
 File No.: 25-01490 NML
 March 20, 27, 2026 26-00895H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2024-CA-005958

NEW DAY FINANCIAL, LLC, Plaintiff, vs. LINDA KAY DAVIS AKA LINDA K. DAVIS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 17, 2026, and entered in Case No. 29-2024-CA-005958 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which New Day Financial, LLC, is the Plaintiff and Linda Kay Davis aka Linda K. Davis, Sun City Center Community Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the April 23, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 19, IN BLOCK "BB", OF DEL WEBB'S SUN CITY, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 38, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 1202 DESERT HILLS DR 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 before the Clerk reports the surplus as unclaimed.

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

Dated this 06 day of March, 2026.

ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Silver Jade Bohn
 Florida Bar #95948
 Silver Jade Bohn, Esq.
 IN/24-010272
 March 20, 27, 2026 26-00881H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-012162

CLICK N' CLOSE, INC., Plaintiff, v. ELIECER ALONSO GONZALEZ, et al., Defendants.

TO: Unknown Spouse of Eliecer Alonso Gonzalez 9920 Davis Street Gibsonton FL 33534 Unknown Spouse of Eliecer Alonso Gonzalez 12951 SW 284th Ter. Homestead, FL 33033

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

Lot 13, less and except the South 50 feet thereof, GIBSONTON ON-THE-BAY SIXTH ADDITION, according to the plat thereof, recorded in Plat Book 26, Page 57, of the Public Records of Hillsborough County, Florida.

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

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

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

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

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

Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789
 March 20, 27, 2026 26-00910H

--- ACTIONS / SALES ---

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-012699
**LAKEVIEW LOAN SERVICING,
LLC,**
Plaintiff, vs.
JOSE ANTONIO ALVARADO, et al.,
Defendant.

To: JOSE ANTONIO ALVARADO
603 KING LOUIS CT, SEFFNER, FL
33584
UNKNOWN SPOUSE OF JOSE AN-
TONIO ALVARADO

603 KING LOUIS CT, SEFFNER, FL
33584
ANY AND ALL UNKNOWN PAR-
TIES CLAIMING BY, THROUGH,
UNDER, AND AGAINST ESTATE OF
JOSE A ALVARADO MALDONADO
A/K/A JOSE EVER ALVARADO-
MALDONADO, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEEES, OR OTHER
CLAIMANTS ADDRESS UNKNOWN

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to-wit:

LOT 8, BLOCK 9, KINGSWAY
DOWNS UNIT TWO, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORDED
IN PLAT BOOK 47, PAGE
8, OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, 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 4/7/2026
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 notifica-
tion of a scheduled court proceeding
if the time before the scheduled
appearance is less than 7 days. Com-
plete 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 2 day of March, 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 LEIBERT
PIERCE, LLP

225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com
25-14144FL
March 20, 27, 2026 26-00890H

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE
SALE**

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

CIVIL DIVISION
CASE NO. 24-CA-006678

**FINANCE OF AMERICA REVERSE
LLC,**

Plaintiff, vs.

**ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF LINDA ANGLE
CIRINCIONE, DECEASED;
HEATHER ELAINE CIRINCIONE
SZARVAS; STATE OF FLORIDA;
CLERK OF THE COURT OF
HILLSBOROUGH COUNTY,
FLORIDA; 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)**

NOTICE IS HEREBY GIVEN pursu-
ant to an Order rescheduling Foreclo-
sure Sale filed February 5, 2026 and
entered in Case No. 24-CA-006678, of
the Circuit Court of the 13th Judicial
Circuit in and for HILLSBOROUGH
County, Florida, wherein FINANCE
OF AMERICA REVERSE LLC is Plain-
tiff and ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES, BENEFICI-
CIARIES, GRANTEEES, ASSIGNEES,
LIENORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN INTER-
EST BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF LINDA
ANGLEY CIRINCIONE, DECEASED;
HEATHER ELAINE CIRINCIONE
SZARVAS; UNKNOWN PERSON(S)
IN POSSESSION OF THE SUBJECT
PROPERTY; STATE OF FLORIDA;
CLERK OF THE COURT OF HILL-
SBOROUGH COUNTY, FLORIDA;
UNITED STATES OF AMERICA,
ACTING ON BEHALF OF THE SEC-
RETARY OF HOUSING AND URBAN
DEVELOPMENT; are defendants.

VICTOR CRIST, the Clerk of the Cir-
cuit 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 April 6, 2026, the following
described property as set forth in said
Final Judgment, to wit:

SEE EXHIBIT A
The following described land in
Hillsborough County, Florida,
to-wit:

Lot 6, Block 3, a replay of Tracts 2
and 7 with parts of Tracts 1, 3,
6, 8, 11 and 4, Keystone Park Col-
ony, in Section 2, Township 27
South,, Range 17 East, Hillsbor-
ough County, Florida as recorded in
Plat Book 46 page 60, of the

Public Records of Hillsborough
County, Florida, and that part of
Tracts 3 and 4, in the Southeast
1/4 of Section 2, Township 27
South, Range 17 East, Keystone
Park Colony, as recorded in Plat
book 5, Page 55 of the Public Re-
cords of Hillsborough County,
Florida; being more particularly
described as follows: Begin-
ning at the Northwest corner of
the aforementioned lot 6, Block
3, thence S 00 degrees 04'25"
West, 150.00 feet; thence North
89 degrees 26'15" West 300.00
feet; thence North 44 degrees 26'
15" West, 230.00 feet, more or
less, to the waters edge of Lake
Hiawatha; thence Northeasterly
105.00 feet, more or less, along
said waters edge; thence S 44
degrees 26' 15" East, 120.00 feet,
more or less; thence South 89
degrees 26' 15" East, 300.00 feet
along a line 150.00 feet, South
and parallel to the North bound-
ary of the South 3/4 of the afore-
mentioned Tract 3 of Keystone
Park Colony, to the Point of Be-
ginning. Containing 2.54 acres,
more or less.

Being the same property con-
veyed to Linda Angley Cirin-
cione, a single woman by Quit
Claim Deed from Richard J.
Cirincione, a single man, dated
May 7, 1998, recorded on August
28, 1998 as Book 09210, Page
0959. Instrument 98255267.
APN: U-02-27-17-006-000003-
00006.0
Commonly known as: 19504
Pine Valley Drive, Odessa, FL
33556

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 an accommodation in order to
participate in this proceeding, you are
entitled, at no cost to you, to the
provision of certain assistance. Please
contact the ADA Coordinator, Hills-
borough County Courthouse, 800 E.
Twiggs St., Room 604, Tampa, Florida
33602, (813) 272-7040, at least 7 days
before your scheduled court appear-
ance, 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 11th 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.: 24-00778 CLNK
V6.20190626
March 20, 27, 2026 26-00883H

FIRST INSERTION

**NOTICE OF 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.: 22-CA-007555

CARL COLVIN,
Plaintiff, vs.

**TYRA B. JONES, KIRK ROY
WARREN and JOHN DOE and
JANE DOE, fictitious names
representing tenants in possession,
Defendant(s).**

NOTICE IS GIVEN that, pursuant to
the Uniform Final Judgment of Fore-
closure dated the 13th day of March
2026, in Case No. 22-CA-007555,
of the Circuit Court of Hillsborough
County, Florida, in which TYRA B.
JONES, KIRK ROY WARREN, JOHN
DOE, and JANE DOE, fictitious names
representing tenants in possession,
are the Defendants, the Clerk of this
Court will sell to the highest and best
bidder at https://www.hillsborough.
realforeclose.com, in Hillsborough
County, on April 22, 2026, at 10:00
a.m., the following described property
set forth in the Order of Final Judg-
ment:

Legal Description: Lot 23, Block
9, ORANGE TERRACE, accord-
ing to the plat thereof recorded
in Plat Book 10, Page 11, of the
Public Records of Hillsborough
County, Florida. Together with
the West 1/2 of closed alley abut-

ting thereon.
C/K/A: 8621 N. 14th Street, Tam-
pa, FL 33604
Parcel ID #: 145569-0000

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 pro-
vision of certain assistance. Please con-
tact:

800 E. Twiggs St., Room 604
Tampa, FL 33602
Telephone: (813) 272-7040

Please call at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification if
the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

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.

Dated this 13th day of March 2026.

Respectfully submitted,
BROWN & KIMPTON, P.A.

By: /s/ Colton L. Chrimes
Colton L. Chrimes, Esq.

FBN #1011767
29750 US Hwy 19 N
Suite 205

Clearwater, FL 33761
Office (813) 528-4044

Facsimile (813) 855-8485
eservice@brownkimptonlaw.com

Attorney for Plaintiff
March 20, 27, 2026 26-00911H

FIRST INSERTION

NOTICE OF SALE

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

Case No. 29-2024-CA-005096

Division H

**RESIDENTIAL FORECLOSURE
Section II**

**NAVY FEDERAL CREDIT UNION
Plaintiff, vs.**

**JESSICA L. FRIGO, UNKNOWN
SPOUSE OF JESSICA L. FRIGO,
PARK CREEK OF
HILLSBOROUGH COUNTY
HOMEOWNERS ASSOCIATION,
INC., AND UNKNOWN TENANTS/
OWNERS,
Defendants.**

Notice is hereby given, pursuant to Fi-
nal Judgment of Foreclosure for Plain-
tiff entered in this cause on February
27, 2026, in the Circuit Court of Hill-
sborough County, Florida, Victor D.
Crist, Clerk of the Circuit Court, will sell
the property situated in Hillsborough
County, Florida described as:

LOTS 18 AND 19, BLOCK 1,
PARK CREEK PHASE 4B, AC-
CORDING TO THE PLAT AS RE-
CORDED IN PLAT BOOK 124,
PAGE 222, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

and commonly known as: 10649 PARK
MEADOWBROOKE DR., RIVER-
VIEW, FL 33578; including the build-
ing, appurtenances, and fixtures located
therein, at public sale, to the highest

and best bidder, for cash, on the Hill-
sborough County auction website at
http://www.hillsborough.realforeclose.
com., on MAY 14, 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 notifica-
tion of a scheduled court proceed-
ing if the time before the scheduled
appearance is less than 7 days. Com-
plete 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 12, 2026

By: /s/ Joseph Paggi
Joseph Paggi

Attorney for Plaintiff
Kass Shuler, P.A.

1604 N. Marion St.
Tampa, FL 33602

ForeclosureService@kasslaw.com
110650/2426272/JGP2

March 20, 27, 2026 26-00903H

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT
TO CHAPTER 45**

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

CASE NO.: 22-CA-002987

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR PFCA HOME
EQUITY INVESTMENT TRUST
CERTIFICATES, SERIES
2002-1FC1,**

Plaintiff, vs.

**MARTHA MOREJON A/K/A
MARTA MOREJON A/K/A
MARTHA H. MOREJON; AGUSTIN
J. MOREJON A/K/A AGUSTIN
MOREJON; TRUIST BANK F/K/A
SUNTRUST BANK,
Defendant(s).**

NOTICE OF SALE IS HEREBY GIV-
EN pursuant to the order of Uniform
Final Judgment of Foreclosure dated
March 14, 2023, and entered in Case
No. 22-CA-002987 of the Circuit
Court of the 13TH Judicial Circuit in
and for Hillsborough County, Florida,
wherein Deutsche Bank National Trust
Company, as Trustee for PFCA Home
Equity Investment Trust Certificates,
Series 2002-1FC1, is Plaintiff and
Martha Morejon a/k/a Marta More-
jon a/k/a Martha H. Morejon; Agus-
tin J. Morejon a/k/a Agustin Morejon;
Truist Bank f/k/a Suntrust Bank, are
Defendants, the Office of the Clerk,
Hillsborough County Clerk of the
Court will sell via online auction at
www.hillsborough.realforeclose.com
at 10:00 a.m. on the 6th day of May,
2026, the following described prop-
erty as set forth in said Final Judg-
ment, to wit:

LOT 57, BLOCK 35, APOLLO
BEACH UNIT SIX, ACCORD-

ING TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 37, PAGE 88 OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

Property Address: 805 Eagle
Lane, Apollo Beach, Florida
33572

and all fixtures and personal property
located therein or thereon, which are
included as security in Plaintiff's mort-
gage.

Any person claiming an interest in
the surplus funds from the sale, if any,
other than the property owner as of
the date of the lis pendens must file a
claim before the clerk reports the sur-
plus 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, Hills-
borough County Courthouse, 800 E.
Twiggs St., Room 604, Tampa, Florida
33602, (813) 272-7040, at least 7 days
before your scheduled court appear-
ance, or immediately upon receiving
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: 3/12/2026

McCabe, Weisberg & Conway, LLC

By: Craig Stein
Craig Stein, Esq.

FL Bar No. 0120464

McCabe, Weisberg & Conway, LLC

3222 Commerce Place, Suite A

West Palm Beach, Florida, 33407

Telephone: (561) 713-1400

Email: FLpleadings@mwc-law.com

File No: 22-400210
March 20, 27, 2026 26-00902H

FIRST INSERTION

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

CASE NO.: 2025-CA-006284

**VILLAGE CAPITAL &
INVESTMENT, LLC,**

Plaintiff, v.

**UNKNOWN PERSONAL
REPRESENTATIVE OF THE
ESTATE OF REBECCA VANLUE,**

et al.,

Defendants.

TO: Unknown Spouse of Hughla Ann
Sluder

5459 17th Avenue North
Saint Petersburg FL 33710

Unknown Personal Representative of
the Estate of Rebecca Vanlue

Last known address: Unknown

Unknown Heir, Beneficiary and Devi-
see 4 of the Estate of Rebecca Vanlue,
Deceased

Last known address: Unknown

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

Lot 14, Block 4, PINEHURST
VILLAS, a subdivision accord-
ing to the plat thereof recorded in
Plat Book 46, Page 17, 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,

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 20, 27, 2026 26-00877H

March 20, 27, 2026 26-00877H</

--- ACTIONS / 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. 24-CA-005466 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DALIA LAFON BENTLEY A/K/A DALIA L BENTLEY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 13, 2025 in Civil Case No. 24-CA-005466 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Dalia Lafon Bentley a/k/a Dalia L Bentley, 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 10th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 23, in Block 3 of RIVER-

BEND WEST PHASE 2, according to the Plat thereof, as recorded in Plat Book 128, Page 219, 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: MRService@mccalla.com
Fla. Bar No.: 146803
23-06036FL

March 20, 27, 2026 26-00880H

FIRST INSERTION

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

CASE NO: 25-CA-003465 AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs.

THE HEIRS AND OR DEVISEES OF ALICE E. DAVIS; JOHNNIE ALVIN DAVIS; ANNIE RUTH DAVIS A/K/A ANNIE RUTH COBB; CLERK OF THE COURT OF HILLSBOROUGH COUNTY; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendant(s).

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure dated October 27, 2025 and the March 13, 2026 Order Granting Plaintiff's Ex-Parte Motion to Reschedule the Foreclosure Sale Date, and entered in Case No. 25-CA-003465, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Avail 3 LLC, a Delaware limited liability company is the Plaintiff and THE HEIRS AND OR DEVISEES OF ALICE E. DAVIS; JOHNNIE ALVIN DAVIS; ANNIE RUTH DAVIS A/K/A ANNIE RUTH COBB; CLERK OF THE COURT OF HILLSBOROUGH COUNTY; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION

BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, are Defendants. The Clerk of this Court, Victor D. Crist, 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 MAY 20, 2026, the following described property as set forth in said Final Judgment, to wit:

The East 50 feet of the West 153.9 feet of the South 100 feet of Lot 19, FOREST HEIGHTS, according to the plat thereof as recorded in Plat Book 26, Page 42, Public Records of Hillsborough County, Florida.

With a street address of: 4219 W. Green Street, Tampa, FL 33607.

ANY PERSON OR ENTITY CLAIMING AN INTEREST IN THE SURPLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM ON SAME WITH THE CLERK OF COURT WITHIN 60 DAYS AFTER THE FORECLOSURE SALE.

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Thirteenth Judicial Circuit ADA Coordinator at the George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602; Phone: (813) 272-5894 at least seven working days of the date of the service is needed; if you are hearing or voice impaired, call 711.

DATED March 13, 2026

By: /s/ Vivian A. Jaime
Vivian A. Jaime, Esq.
FBN 714771
Submitted by:
Vivian A. Jaime, Esq.
RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: 305-372-0933, ext. 225
E-mail: Vivian@rzllaw.com and Denise@rzllaw.com
March 20, 27, 2026 26-00916H

FIRST INSERTION

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

Case No. 25-CA-012371 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, vs.

Quantrell Kendrick; Villa Di Treviso Homeowners Association, Inc; Unknown Spouse of Quantrell Kendrick; Treviso Homeowners Association, Inc. Defendants.

TO: Unknown Spouse of Quantrell Kendrick
Last Known Address: 518 Villa Treviso Court, Apollo Beach, FL 33572

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

LOT 4, VILLA DI TREVISO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE(S) 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 4/16/2026, and file the original with

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

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on 3/11/2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F03287
March 20, 27, 2026 26-00900H

FIRST INSERTION

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

CASE NO. 26-CA-001048 SELENE FINANCE LP, Plaintiff, vs.

JONATHAN EDMONSON. et al. Defendant(s),
TO: JONATHAN EDMONSON, UNKNOWN SPOUSE OF JONATHAN EDMONSON, 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:

CONDOMINIUM UNIT 08C-1, NORTH BAY VILLAGE CONDOMINIUM, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3595, PAGE 385, ALL ATTACHMENTS AND AMENDMENTS THERETO, AND ACCORDING TO THE CONDOMINIUM PLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 48, AS AMENDED FROM TIME TO TIME, 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 04/16/2026 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of MAR 11 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
March 20, 27, 2026 26-00892H

FIRST INSERTION

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

Case No: 26-CA-001372

Division: A DOVER GROVE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

JOHNNIE JUNIOR STACEY III; CH CAPITAL, INC.; MARVIN HUNT; AQUA FINANCE, INC., Defendants,

TO: MARVIN HUNT
8321 N. River Highlands Place
Tampa, FL 33617

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

Lot 3, Dover Groves, according to the map or plat thereof recorded in Plat Book 104, Page 32, of the Public Records of Hillsborough County, Florida.

Parcel I.D No.: 082855-7706 a/k/a 13102 Done Groven Dr

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before 4/16/2026, (no later than 30 days from the date of first publication of this notice of action), 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. Publishing is to take place for two (2) consecutive weeks.

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

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

Signed on this March 11, 2026.

VICTOR CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Shannon L. Zetrouer, Esq.,
the Plaintiff's attorney,
4100 Central Avenue,
St. Petersburg, FL 33711
March 20, 27, 2026 26-00897H

FIRST INSERTION

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

Case No.: 25-CA-011357

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v.

MICHAEL BARNES; UNKNOWN SPOUSE OF MICHAEL BARNES; LAKTAYAPHORN BARNES; UNKNOWN SPOUSE OF LAKTAYAPHORN BARNES; EAGLE PALMS HOMEOWNERS ASSOCIATION, INC.; EAGLE PALMS PHASE 3 HOMEOWNERS ASSOCIATION, INC.; OAK CREEK OWNERS ASSOCIATION, INC.; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

To the following Defendant(s):
LAKTAYAPHORN BARNES
8719 FALLING BLUE PL
RIVERVIEW FL 33578
UNKNOWN SPOUSE OF LAKTAYAPHORN BARNES
8719 FALLING BLUE PL
RIVERVIEW FL 33578

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

LOT 78, EAGLE PALM PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE(S) 105 THROUGH 110, OF THE PUBLIC RECORDS OF HILLSBOROUGH

COUNTY, FLORIDA a/k/a 8719 Falling Blue Pl, River-

view, FL 33578

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 4/16/2026, 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 11 day of March, 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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
March 20, 27, 2026 26-00896H

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 Brandon Sod and Outdoor Services located at 12218 Boyette Rd in the City of Riverview, Hillsborough, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of March, 2026
Salty Capital LLC
March 20, 2026 26-00949H

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 04/03/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2010 HRT0 mobile home bearing vehicle identification numbers H402485GR and H402485GL, and all personal items located inside the mobile home. Last Tenant: Glenda R. Guzman. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
March 20, 27, 2026 26-00954H

FIRST INSERTION

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

Case No.: 26-CA-000965 PRIME MORTGAGE TRUST, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2, U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, v.

PALM TREE DEVELOPMENT, LLC; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF MIHAENG KIM, DECEASED; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),
To the following Defendant(s):
PALM TREE DEVELOPMENT,

LLC
16307 ENCLAVE VILLAGE DR
TAMPA, FL 33647
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF MIHAENG KIM, DECEASED
2225 E. 132nd Avenue
Tampa, FL 33612

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

ALL THAT A TRACT OF LAND LYING IN THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR THE POINT OF BEGINNING, BEGIN AT A POINT 30.0 FEET SOUTH AND 30.0 FEET WEST OF THE NORTHEAST CORNER OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF

SECTION 8; THENCE SOUTH ALONG A LINE 30.0 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, A DISTANCE OF 122.4 FEET TO A POINT 514.0 FEET NORTH OF THE NORTH 1/4 1/4 LINE OF SECTION 8; THENCE WEST ALONG A LINE 514.0 FEET NORTH OF AND PARALLEL WITH THE NORTH 1/4 1/4 LINE OF SECTION 8; A DISTANCE OF 66.0 FEET; THENCE NORTH ALONG A LINE 96.0 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, A DISTANCE OF 122.4 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 132ND AVENUE; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF

132ND AVENUE A DISTANCE OF 66.0 FEET TO THE POINT OF BEGINNING.
a/k/a 2225 E 132nd Ave, Tampa, FL 33612

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 4/16/2026, 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 THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT'S ADA COORDINATOR, HILLSBOROUGH COUNTY COURTHOUSE, 800 E. TWIGGS ST., ROOM 604, TAMPA, FLORIDA 33602, (813) 272-7040, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

WITNESS my hand and the seal of this Court this 11 day of March, 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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
March 20, 27, 2026 26-00925H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000828
IN RE: ESTATE OF
GLORIA FAITH LISBON,
Deceased.

The administration of the estate of GLORIA FAITH LISBON, deceased, whose date of death was October 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

ROBERT D. HINES

Personal Representative
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

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:
jrvera@hnh-law.com
March 20, 27, 2026 26-00956H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Division: PROBATE
File No: 2025-CP-004018
IN RE: ESTATE OF
KENNETH RALPH FERGUSON
Deceased

The administration of the estate of KENNETH RALPH FERGUSON, deceased, whose date of death was JULY 12, 2025 is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twigg, 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.

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 20, 2026.

Personal Representative:
/s/ VICKIE THOMPSON
Vickie Thompson

Attorney for Personal Representative:
/s/ Mariel Lanza
Mariel Lanza, Esq.,
Florida Bar Number: 97992
829 W. MLK Jr. Blvd.
Tampa, FL 33603
Telephone: (813) 808-7180
E-Mail: Mariel@lanzalegalpa.com
March 20, 27, 2026 26-00953H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case #25-CP-004151
IN RE: ESTATE OF
Karen V. Brady, deceased

The administration of the estate of Karen V. Brady, deceased, File Number 25-CP-004151, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: 301 North Michigan Avenue, Room 1071, Plant City, FL 33563. The names and addresses of the personal representatives and their attorney are set forth below.

ALL CREDITORS OF THE DECEDENT ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file a written statement of their claim with the court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, even though the personal representative has recognized the claim or demand by paying a part of it or interest on it or otherwise.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED EVEN THOUGH NO OBJECTION TO THE CLAIM IS FILED UNLESS THE COURT EXTENDS THE TIME IN WHICH THE CLAIM MAY BE FILED. AN EXTENSION MAY BE GRANTED ONLY UPON GROUNDS OF FRAUD, ESTOPPEL, OR INSUFFICIENT NOTICE OF THE CLAIMS PERIOD.

The date of first publication of this Notice is March 20, 2026.

Personal Representative

/s/ Francis C. Brady

Francis C. Brady

307 Tigh Avenue

Seffner, Florida 33511

Attorney for the Personal

Representative

/s/ David R. Woods/s/

David R. Woods

Woods & Woods, P.A.

Florida Bar No. 155209

612 East Colonial Drive, Ste. 190

Orlando, Florida 32803

(407) 481-2993

david@woodslaworlando.com

March 20, 27, 2026 26-00952H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA, PROBATE DIVISION
File No. 26-CP-000673
IN RE: ESTATE OF
JEAN ROSE CAMPOS-BERRY
Deceased.

The administration of the estate of JEAN ROSE CAMPOS-BERRY, deceased, whose date of death was September 30, 2025, and whose social security number is xxx-xx-6837, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 3/20/2026.

Personal Representative:

JACQUELINE R. AUDENINO

10711 Ayrshire Drive

Tampa, FL 33626

Attorney for Personal Representative:

CHRISTOPHER J. DENICOLLO

E-Mail Address:

christopher@gassmanpa.com

E-Mail Address:

nmoon@gassmanpa.com

Florida Bar No.: 043684

Gassman, Denicolo & Ketrone, P.A.

1245 Court Street

Clearwater, Florida 33756

Telephone: (727) 442-1200

March 20, 27, 2026 26-00930H

FIRST INSERTION

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

Case No.: 24-CA-006212

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC F/K/A

QUICKEN LOANS INC.,

Plaintiff, v.

HELEN BARNES; UNKNOWN

SPOUSE OF HELEN BARNES;

LORAN BARNES; UNKNOWN

SPOUSE OF LORAN BARNES;

LEVINSKI BARNES; UNKNOWN

SPOUSE OF LEVINSKI BARNES;

TYNISHA BARNES; UNKNOWN

SPOUSE OF TYNISHA BARNES;

THE UNITED STATES OF

AMERICA ON BEHALF OF ITS

AGENCY, THE SECRETARY OF

HOUSING AND URBAN

DEVELOPMENT; 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;

UNKNOWN TENANT #1;

UNKNOWN TENANT #2,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated February 18, 2026 entered in Civil Case No. 24-CA-006212 in the Circuit Court of the 13th Judicial Circuit in and for County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and HELEN BARNES; UNKNOWN SPOUSE OF HELEN BARNES; UNKNOWN SPOUSE OF LORAN BARNES; LEVINSKI BARNES; UNKNOWN SPOUSE OF LEVINSKI BARNES; TYNISHA BARNES; UNKNOWN SPOUSE OF TYNISHA BARNES; THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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; UNKNOWN

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

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

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

Property Address: 3009 Star-mount Dr, Valrico, FL 33596

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-007253

Freedom Mortgage Corporation, Plaintiff, vs. Shaonna Williams, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-007253 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Shaonna Williams; Lakewood Ridge Townhomes Association, Inc.; Delores Glover are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 13th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 6, LAKEWOOD RIDGE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 148, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-21-29-20-75D-000006-000050

Any person claiming an interest in the

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

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg 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 18th day of March 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01863
March 20, 27, 2026 26-00951H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-002576

PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA B. SIMPSON, et al., Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on April 28, 2026, at 10:00 a.m. ET, via the online auction site at <http://www.hillsborough.realforeclose.com> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 13, Block 1, DELANEY CREEK ESTATES, according to that certain plat as recorded to Plat Book 78, Page 14, Public Records of Hillsborough County, Florida.
Property Address: 8725 Fish Lake Road, Tampa, FL 33619

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 17th day of March, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
March 20, 27, 2026 26-00947H

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No. 2025-CA-003256
Honorable Judge:
Jennifer X Gabbard

PLANET HOME LENDING, LLC Plaintiff, vs.

GEORGE MELO; JUANA DANIELA MELO; SOUTHFORK OF HILLSBOROUGH COUNTY III HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;

Defendants.
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 11, 2026, in the above-styled cause, Victor D. Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realforeclose.com at 10:00 A.M. on May 13, 2026, the following described property:

LOT 16, BLOCK 2, SOUTH FORK TRACT "L" PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 31 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Folio No. 0777176240
COMMONLY KNOWN AS:
11301 Brighton Knoll Loop, Riverview, FL 33579.

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.

ADA INFORMATION

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN A COURT 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 A NOTIFICATION OF A COURT PROCEEDING IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE-IMPAIRED, CALL 711.

Dated this March 13, 2026.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
March 20, 27, 2026 26-00950H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-013458

BANK OF AMERICA, N.A., Plaintiff, vs.

LUIS MIGUEL BESSONE; STACEY K. BESSONE; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 29, 2025 in Civil Case No. 23-CA-013458, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and LUIS MIGUEL BESSONE; STACEY K. BESSONE; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash

at www.hillsborough.realforeclose.com on May 11, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK J, REVISED MAP OF BAY CITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 54; TOGETHER WITH THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON THE SOUTH (ORDINANCE 7842-A RECORDED IN OFFICIAL RECORD BOOK 3905, PAGE 1340).

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

Dated this 16th 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/ Kyle King
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1092-12601B
March 20, 27, 2026 26-00927H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-000010

FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JOEL URENA, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000010 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 Joel Urena, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block B, J & L Subdivision, according to the plat there-

of as recorded in Plat Book 45, Page 77, 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. Twigg Street, Room 604, Tampa, FL 33602.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06150FL
March 20, 27, 2026 26-00944H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-009503

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

KEVIN ARTHUR O'DONNELL AND CHELSEA LAINE O'DONNELL, et. al. Defendant(s),

TO: KEVIN ARTHUR O'DONNELL, CHELSEA LAINE O'DONNELL, 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:

THE FOLLOWING DESCRIBED LAND SITUATED, LYING AND BEING IN COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, TO WIT: LOT(S) 14, EAGLE PALM PHASE 4A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 126, PAGES 56 THROUGH 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. BEING THAT PARCEL OF LAND CONVEYED TO KEVIN ARTHUR O'DONNELL AND CHELSEA LAINE O'DONNELL, HUSBAND AND WIFE FROM D.R. HORTON, INC., A DELAWARE CORPORATION BY THAT DEED DATED 3/28/2017 AND RECORDED 3/31/2017 IN BOOK 24835, PAGE 292, OF THE HILLSBOROUGH COUNTY, FL PUBLIC REGISTRY. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD

OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS: NONE.

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 04/21/2026 (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. 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 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 16 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
25-343544
March 20, 27, 2026 26-00940H

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 26-CC-005689

5801 MIDDLESEX INC. PLAINTIFF, vs. GOLDROCK INC. DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure dated February 9, 2026, and an Order Rescheduling Foreclosure Sale dated March 13, 2026 and entered in 26-CC-005689 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 5801 Middlesex Inc., is the Plaintiff and Goldrock Inc. is the Defendant Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com>, at 10:00 AM on April 10, 2026, the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:

LOT 1, Block 1, The Carlisle Club, according to the Map or Plat thereof, as recorded in Plat Book 69, Page(s) 34, of the Public Records of Hillsborough County, Florida.
More commonly known as 1533 Highland Ridge Cir, Brandon, FL 33510

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

the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.
Dated Tuesday, March 17, 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 20, 27, 2026 26-00943H

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-032748

THE VILLAS CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.

DONAL WALSH, ET AL., Defendants.

TO: Donal K. Walsh
10457 Villa View Creek
Tampa, Florida 33647
YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on May 28, 2025, in Official Records Instrument #2025229809, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 10457 Villa View Creek, Tampa, Florida 33647

LEGAL:
Unit 21-10457, THE VILLAS CONDOMINIUMS, according to the Declaration of Condominium recorded in Official Records Book 15349, Page 568 of the Public Records of Hillsborough County, Florida, together with an undivided share or interest in the common elements appurtenant thereto. Commonly referred to as: 10457 Villa View Creek, Tampa, Florida 33647.

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

to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, GEORGE D. ROOT, III, Esquire, 109 S Edison Avenue, Tampa, Florida 33606 on or before 04/17/2026, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 12 day of March, 2026.
VICTOR CRIST
Clerk of the Court (SEAL) by: Patricia Corbin
Plaintiff's attorney,
GEORGE D. ROOT, III, Esquire,
109 S Edison Avenue,
Tampa, Florida 33606
March 20, 27, 2026 26-00942H

Not to 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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 25-CA-008108 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. RADISBEL E. CISNEROS A/K/A RADISBEL CISNEROS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 09, 2026, and entered in 25-CA-008108 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and RADISBEL E. CISNEROS A/K/A RADISBEL CISNEROS; UNKNOWN SPOUSE OF RADISBEL E. CISNEROS A/K/A RADISBEL CISNEROS N/K/A ROSEANN CISNEROS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on April 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 5, GOLFWOOD ESTATES UNIT NO. 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 4845 SAN PABLO PLACE, TAMPA, FL 33634

Any person claiming an interest in the

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

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

Dated this 17 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
25-327255 - NaP
March 20, 27, 2026 26-00945H

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

CASE NO.: 25-CA-000826 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JEREMY HAMES; UNKNOWN SPOUSE OF JEREMY HAMES; CARRIE HAMES; LOANPAL, LLC; CYPRESS MILL COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 7, 2026 in Civil Case No. 25-CA-000826, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JEREMY HAMES; UNKNOWN SPOUSE OF JEREMY HAMES; CARRIE HAMES; LOANPAL, LLC; CYPRESS MILL COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com

FIRST INSERTION

on May 13, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 7, IN BLOCK 3, OF CYPRESS MILL PHASE 1C2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 288, 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 12th 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: 2026.03.12 11:38:06-04'00'
Foxit PDF Editor Version: 13.1.7
1184-2433B
March 20, 27, 2026 26-00926H

FIRST INSERTION

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

CASE NO.: 22-CA--003285 DIV: K DOUGLAS B. STALLEY, AS GUARDIAN FOR JEREMY CHAUNCEY TRUST Plaintiff, vs. MACHELE DEVON FRANKLIN and VAN CARL FRANKLIN, et al. Defendant(s), vs. FAMOUSHATS, Third Party Bidder.
NOTICE is hereby given that a civil action commenced on or about April 20, 2022, and is now pending as case number 2022-CA-003285 in the Circuit Court in the State of Florida, County of Hillsborough.
The name of the unserved party to the action is:

Patrick Joyner
1207 Douglas Street,
White Pine, TN 37890
Holly Joyner
4144 Pittman Center Road
Sevierville, TN 37876

and the nature of the proceeding is an action for Foreclosure of Real Property.

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

This case was reopened and a foreclosure was filed as a result of improper service on Syna A. Joiner, now deceased. A Guardian Ad Litem was appointed on January 4, 2026. The results of her findings were that Syna A. Joiner had two possible heirs that she was unable to locate. See Exhibit "A". She recommended constructive service to locate possible heirs.

Each Possible Heir is required to serve written defenses to the Complaint on Third Party Bidder's attorney, Stephen K. Hachey, Esq., whose address

is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before 4/22/2026 the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on Third Party Bidder's attorney or immediately thereafter. If a possible heir fails to do so, a default will be entered against that possible Heir for the relief demanded in the complaint or petition.

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

to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 17 day of March 2026.

VICTOR D. CRIST
AS CLERK OF THE COURT
(SEAL) BY Delsha Stewart
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Drive
Riverview, FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
March 20, 27, 2026 26-00941H



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.

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.

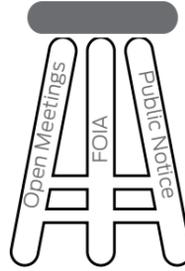


Moreover, the real digital divide for public notice is growing

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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- TAX DEEDS / ESTATE ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00826H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00829H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0488200816
File No.: 2026-226
Certificate No.: 2023 / 4529
Year of Issuance: 2023
Description of Property:
VILLAGES OF BLOOMING-
DALE 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00823H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00825H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 ALLY 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00821H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00828H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00827H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1261630000
File No.: 2026-242
Certificate No.: 2023 / 11504
Year of Issuance: 2023
Description of Property:
PALMA CELIA 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 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00830H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00820H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00822H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 Gabreelle Stewart, Deputy Clerk
Mar. 13, 20, 27; Apr. 3, 2026
26-00824H

SECOND 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 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 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

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

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

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is 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
Secondary Email:
nicole@verras-law.com
March 13, 20, 2026 26-00817H



SAVE TIME



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

-- ACTIONS / SALES --

FOURTH INSERTION

NOTICE OF ACTION FOR: Joint Petition for Adoption by Stepparent for K.C.H (dob 11/13/2014).

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

Case number: 2024DR008121.

In RE: The Adoption of: K.C.H., dob 11/13/2014; M.R.P., dob 09/26/2012, Adoptee(s).

To: SOMATH HOM, 2229 S 6th Street, Philadelphia, PA 19148.

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

county in Florida where the property is located).

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

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

Victor Crist,

Clerk of the Circuit Court.

Dated: 2/18/2026.

By: /s/ Jennifer Taylor,

Deputy Clerk

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

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

26-00616H

FOURTH INSERTION

SECOND AMENDED NOTICE OF ACTION AND NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

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

FAMILY LAW DIVISION

CASE NO. 2025-DR-011227

DIVISION: I

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT CHILD XXXX

TO: STEVEN JOHN MCSWAIN

LAST KNOWN ADDRESS: 4510 Alma Highway #46, Van Buren, Arkansas 72956.

Physical Description: 5'8", 240 lbs., Caucasian, bald head and hazel eyes

A Petition to Terminate Parental Rights Pending Adoption has been filed with the Clerk of Court and you have an interest in this matter as the possible birth father of the child which is the subject matter of this case, born on December 29, 2025, in Fort Smith, Arkansas. You are required to serve a copy of your written defenses, if any, to said action on Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, Florida 33775, and to file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, on or before 3/27/2026, otherwise a default will be entered against you for the relief demanded in the Petition.

There will be a hearing on the petition to terminate parental rights pending adoption before Judge Jeffrey M. Rich on April 29, 2026, at 8:30 a.m., in Room 403, of the Hillsborough County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602. The court has reserved 10 minutes for this hearing.

The hearing will be held via Zoom, and the Zoom instructions are as follows:

Zoom Link:

https://zoom.us/j/3704372256

Meeting ID: 370-4372-256

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

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

HIS NOTICE SHALL BE PUBLISHED IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS.

CLERK OF THE CIRCUIT COURT (SEAL) By: Mary Glover

Deputy Clerk

FEB 19 2026

Bryan K. McLachlan, Esq.,

P.O. Box 7427, Seminole, FL 33775

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

26-00665H

FOURTH 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 Ulmerton Road, Largo, Florida 33771-4834

CURRENT RESIDENCE UNKNOWN

Physical Description: 39 years old, 5'2", 115 lbs, small build, Caucasian, brown hair, blue eyes, white complexion, goatee, tattoos.

A Petition to Terminate Parental Rights Pending Adoption has been filed with the Clerk of Court and you have an interest in this matter as the possible birth father of the child which is the subject matter of this case, born on November 11, 2025, in Clearwater, Florida. You are required to serve a copy of your written defenses, if any, to said action on Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, Florida 33775, and to file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, on or before 3/26/2026, otherwise a default will be entered against you for the relief demanded in the Petition.

There will be a hearing on the petition to terminate parental rights pending adoption on April 29, 2026, at 8:30 a.m., before Judge Jeffrey M. Rich in Room 403, of the Hillsborough County

Courthouse. The court has reserved 10 minutes for this hearing, and this hearing will be held via Zoom, and the Zoom instructions are as follows:

Zoom Link:

https://zoom.us/j/3704372256

Meeting ID: 370-4372-256

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

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

THIS NOTICE SHALL BE PUBLISHED IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS.

CLERK OF THE CIRCUIT COURT (SEAL) By: Mary Glover

Deputy Clerk

Bryan K. McLachlan, Esq.,

P.O. Box 7427, Seminole, FL 33775

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

26-00625H

SECOND INSERTION

NOTICE OF ACTION (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

Unknown

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., 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.,

1312 W. Fletcher Avenue, Suite B,

Tampa, FL 33612

Mar. 13, 20, 27; Apr. 3, 2026

26-00846H

SECOND 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 BANK¹,

Plaintiff, vs.

PROPERTY CHICS LLC;

ALMIROLA BUILDING SERVICES INC.; UNKNOWN TENANT NO. 1;

UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES

CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to 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.

¹ 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

SECOND 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, AYERSWORTH 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 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 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

FOURTH INSERTION

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

Case No.: 25-CC-049042

Division: R

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

Plaintiff, vs.

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

TO: LEONARDO SIERRA UNKNOWN PARTY OR PARTIES IN POSSESSION

11931 Dietz Drive

Tampa, Florida 33626

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

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

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

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

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

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

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

THIS NOTICE SHALL BE PUBLISHED IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS.

DATED this 19 day of February, 2026.

Clerk of Court, Victor D. Crist

(SEAL) By: Jennifer Taylor

Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

Karen E. Maller, Esq.

Johnson Pope Bokor Ruppel & Burns, LLP

360 Central Avenue, Suite 500

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM Sale to be held at www.storagetreasures.com. 0009 - Baker, Chena; 0026 - Lillie, Dannelle; 0048 - Beasley, Tina; 0057 - Torres, Yasiel; 0067 - Lemaine, Neissa; 0087 - Rivera, Leonardo; 0104 - Ortiz, Jose; 0201 - Hernandez, Jaelyn; 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, Aleesha; 3009 - Arnold, Diane; 3016 - Lucas, Robert; 3029 - Brooks, Jocelyn; 3039 - Watson, Kewannie; 3061 - Postmaa, Esther Brigitte; 3079 - Zuluga, Tracy; 4039 - Leon, Steve; 5001 - Sheegog, Sylvester **PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949 Time: 09:50 AM Sale to be held at www.storagetreasures.com.** 0110 - Martinez, Will; 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, Lyrice; 1005 - Sawyer, Zhamal; 1043 - McMillan, Bonitria; 1089 - James, Joseph; 2003 - Lynch, Lucia; 2079 - Charpentier, Amy; 2084 - Miller, Kyle; 2122 - Hill, Michael; 2145 - Merkle, 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.storagetreasures.com.** 01007 - Golden, Jessica; 01016 - Mulraie, 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 - Matthews, Sammy; 02231 - Tolson, Tyrone; 03019 - Iatorre, Liliana; 03036 - Edwards, Tolulope A; 03079 - Hopson, Andrea; 03087 - Iglesias, Glorisha; 03092 - Anderson, Katrina; 03096 - Edwards, Mark; 03114 - La Blance, Michael; 03166 - Borrero, Joel; 03182 - Walcott, Shuqura; 03288 - Williams, Brandon; 07005 - Parnells, Derrick; 13002 - Matthews, Sammy; 13023 - Martone, 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.storagetreasures.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, Faderara; 2019 - Garcia, Omayra; 2035 - Agosto, Idmaris Rivera; 3083 - Johnson, Missy; 3110 - Smith, Ashley; 3137 - Rivera, Daniele; 3168 - Gomez, Yareliz; 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.storagetreasures.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 - Hefflin, Naquieriah; 2177 - Almaguer, Randy; 2179 - Massaline, Vondail; 2185 - Walker, Jennifer; 2187 - Alexander, Denise; 2191 - Lewis, Carter; 2029 - 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, Kaceila; 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.storagetreasures.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 - Alviria, Miriam; E007 - Sharpe, Edward; E025 - Williams, Willie; I031 - Redmond, Maryah; I048 - Rhoden, Walter; I055 - Khaled, Maysa Khaled; I059 - Legrand, Dieuwert; I062 - Reyes, Cesar; J004 - Evolving Solutions Network DBA Ronnie House Founda blackmon, cassandra; J006 - Polanco, David; J010 - Fahlsing, Tabitha; J017 - johnson, Rodnesha; J031 - Roberson, Theriona; J032 - therameau, Kenyun; J038 - Ball, John; J048 - Oliver, Allen; J063 - Walker, Jaleesa; J113 - colley, Sidney; J149 - Fickes, Drew; K009 - Ayesh, 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, Leemarie; 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.storagetreasures.com.** 0013 - Dantzer, 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, Carlos; 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 - Francis, Teresa; 0707 - Kitchen, Shajuana; 0709 - Jones, Edward; 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, Nijha; 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 - OGarra, Lea **PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 11:20 AM Sale to be held at www.storagetreasures.com.** 1034 - pierce, tristan; 1049 - Dabbs, Tracy; 1062 - Drew, Isha; 1080 - Jackson, Saminthia; 110 - Klersy, Angela; 110 - BELL, SHERRY; 1103 - Figueroa, Eitel; 1105 - Ortiz, Tanya; 1107 - Dabbs, Bryce; 1116 - stallard, mark; 1167 - Harvey, Johnsha; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1297 - Reimert, Adrianna; 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 - Engel, 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; 307 - liang, Catherine; 314 - Pedroso,

Stephanie; 406 - Dadsainting 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, Delila; 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 - Clements, Joshua; 746 - Salter, Tonisa; 829 - Hardeaman, 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.storagetreasures.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 - Crawford, 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, Semaj; 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, Olgine; 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, Klyiah; 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.storagetreasures.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, Isiah; 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, Foleyann; 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.storagetreasures.com.** 1010 - holder, Willettha; 1045 - Walter, Amoy; 1110 - Huntley, Ato; 1319 - King, Lekesia; 2025 - Davila, Lashunda; 2165 - Knox, Cordeania

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

THIRD INSERTION

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

THIRD INSERTION

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

JOHN R. 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
PO. 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 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: Edelma 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

26-00872H

THIRD 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

THIRD 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

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

SAVE TIME
E-mail your Legal Notice **legal@businessobserverfl.com**

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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, aliuska; 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 - Ayesh, 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 - Dent, 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 - sconiers, Johniela; 3087 - Wilks, Kenneth; 3089 - Simmons, Myrtis; 3092 - Johnson, Sayonni; 3098 - Woodger, Winfred; 3156 - socarras, Andy; 3163 - Davis, De Azia; 3169 - Baker, Vyennetta; 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 - Mcginnis, Terrance; E057 - Whitcomb, Brian; E073 - Gil, Yosleydis 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, Raymon 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-Streater, 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 - Leviss, Anthony; B004 - Jenkins, Kennie; B007 - Morales, Abigail; B009 - Joseph, Jasmyne; 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, Tylisa; 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, Breshaun; B013 - Obringer, Anya; B035 - Teague, Torian; B041 - ball, chauncey; B096 - Coffee, 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, Takeshia; G024 - mcdonald, asaijah; G034 - wright, lajoi; G057 - Cabrera, Marissa; G026 - Muldrow, India; G077 - washington, Donald; H001 - James, Anita; H042 - 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, Christina; J041 - Everett, Eric; J047 - HEDGES, CHARLENE; J067 - Green, Anita; J073 - Powell, Wilbert; P023 - 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.

O136 - Burns, Theotis; O205 - Archie, Katrice; O234 - Broner, Kristin; O249 - Wheeler, Latosha; O252 - Singletary, Persephanie; O255 - Hunt, Lakeshia; O263 - Encarnacion, Margienid; O265 - Bailey, Moneca D; O327 - brown, Brandon; O340 - Norton, Andy; O352 - Mcneil, Lashon R; O356 - Gray, Tonia; O401 - stephens, Tiffany; O416 - Thames, Clayton; O419 - Platts, Jonathan; O428 - barrington, madelaine; O434 - Robinson, Michael; O436 - Pringle, Carlette; O517 - Bichukov, Dmytro; O518 - Rosol, Nader; O539 - 24 Hour Flood Pros Bedwell, Beau; O542 - Crockett, Chris; 1007 - Vyas, Shivali; 1034 - Bishop, Rynise; 1046 - Bryant, Frankie; 1073 - Hixon, Megan; 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 - biii, Randolph Myers; 1266 - Rollerson, Terri; 1268 - Gonzalez, Karina; 1282 - Bryant Jr, Dwayne; 1316 - J, 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 - brogile, Kyla; 1424 - Cobb, Shamika; 1441 - Tunstall, Zariyah; 1442 - ruh, Cody; 1450 - Bazan, Kaylin; 1454 - gaffney, Keshia; 1463 - owens, Devon; 1471 - Allen, Tomarcus; 1473 - chaptman, kevin; 1546 - Knight, Tamara; RV004 - Edwards, Jenneh; RV007 - Desir, Luxecon; 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.

O121 - Romero, Julius A; O126 - Wright, Aerionna; O149 - Carr, Mark; O169 - Kessinger, Osiris; O176 - Hopton, Dimetrius; O210 - Smith, Natalie; O245 - Moskos, Nick; O333 - Montgomery, Homer; O335 - Juan, Kenneth; O405 - johnson, sonja; O413 - Aldea, Juan; O415 - reyes, Yoan; O420 - Williams, Deandre; O427 - Jackson, Kee; O544 - Gonzalez, Isabel; O626 - Rodriguez, Alejandro; O649 - Francia, andrea; O668 - Serrano, Elizabeth; O679 - Mobley, Lacey; O681 - Ka, Martrine; O684 - Michaels, Charlotte; O705E - rice, Raven; O816 - Diaz, Maria; O818 - Nina, Eliu; O121 - 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, Dianelys; A0312 - Harper, Erica; A0362 - Baez, Richard; A0411 - Kelly, Daryel; A0413 - Alford, Masey; 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, Kenyah; C0648 - Bailey, John; C0656 - Buckner, Justin; C0660 - Mannela, Michael; C0676 - Allen, Kathaddaus; 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, Brittanica; 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, EDDISON SANTOS; 2153 - Torres Castro, Roberto; 2166 - Darby, Tyrone; 2171 - Freeman, Michael; 2175 - lasalvia, Florencia; 2178 - Herrera, Tonya; 2199 - Paz, Rosel; 2224 - martinez, Jose; 4009 - Ordonez, 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 - sharew, rachel; 3033 - Upshaw, Charliel; 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-Morfaw, 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, Dione; 2018 - Klapproth, Donald; 2036 - CONLEY, MAEGAN; 2046 - Betancourt, Yojaira; 2155 - Santiago, Jennifer; 2159 - Weaver, Chris; 2198 - Reinbolt, Meghan; 2214 - Rosa, Yinet; 2217 - Genesis Animal Care Geltzer, Stephen; 2222 - Angelo, Devan; 2241 - jackson, anthony; 2267 - Welton-Tinnon, Corie; 2371 - Terlato, 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. 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

26-00787H

THIRD INSERTION

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

JOHN R. FREEHAFER
Plaintiff vs
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

FOURTH 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

THIRD 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. Falkenberg 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

--- ESTATE / SALES ---

SECOND 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

SECOND 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/ Annamaria 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

SECOND 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

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-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

SECOND INSERTION

**RE-NOTICE OF FORECLOSURE
SALE**
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 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

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-002929
Freedom Mortgage Corporation,**
Plaintiff, vs.
**Derek M. Parks a/k/a Derek Parks,
et al.**
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-002929 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Derek M. Parks a/k/a Derek Parks; Mercedes Parks; Magnolia Park at Riverview Homeowners Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 27th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 103, MAGNOLIA PARK SOUTHWEST "G", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE(S) 136 THROUGH 143, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: 049102-2336

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

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org.
Dated this 6th day of March 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00717
March 13, 20, 2026 26-00832H

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-001750

**U.S. BANK NATIONAL
ASSOCIATION,**
Plaintiff, vs.
**THE UNKNOWN HEIRS,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER, OR AGAINST JEANETTE
E. PALMER AKA JEANETTE
EBIRONKEH PALMER AKA
JEANETTE PALMER, DECEASED.**
, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 25, 2026, and entered in Case No. 25-CA-001750 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Jeanette E. Palmer aka Jeanette Ebronkeh Palmer aka Jeanette Palmer, deceased., Josephus Palmer, Christie Akhigbade, The Housing Finance Authority of Hillsborough County, Florida, ISPC, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on/online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the April 6, 2026 the following described property as set forth in said Fi-

nal Judgment of Foreclosure:
LOT 16, BLOCK 6, CAMPOBELLO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29 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.

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

Dated this 04 day of March, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/25-001646
March 13, 20, 2026 26-00852H

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-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, WIMAU-MA, 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

SAVE TIME



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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/25/2026, V.16

--- 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. 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 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

SECOND 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

SECOND 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

SECOND 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.

Sì ou se you 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 pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 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 lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblem 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

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, DEMORING, 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

SECOND 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
Email: gvargas@mtglaw.com
E-Service: servicef@mtglaw.com
March 13, 20, 2026 26-00806H

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. 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-

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 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

--- ESTATE ---

SECOND 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

SECOND 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. Twiggs 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

ESTHER LIS 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

SECOND 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

SECOND 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 Twiggs, 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

SECOND 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

SECOND 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

SECOND 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 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 Offenhour 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

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

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

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

NOTICE.

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

SECOND 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 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.

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:
eservice@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

--- ACTIONS ---

THIRD INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-015075
DIVISION: I
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF:
A MINOR FEMALE CHILD.
TO: Daniel Martin Smilee
Legal/biological father of the female child born on July 7, 2025

to Melissa M. Valley
Current Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449
Last Known Residence Address: 3620 Elfers Parkway, New Port Richey, FL 34655-2449

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

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

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

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 at Tampa, Hillsborough County, Florida, on March 4, 2026.

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

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

THIRD 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: 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 approximately 100 pounds, with brown hair and hazel eyes. She has tattoos on her arm and she has fair complexion. All other physical characteristics and her residence address are unknown and cannot be reasonably ascertained. Ad-

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

There will be a hearing on the Petition to Terminate Parental Rights Pending Adoption on April 9, 2026, at 9:00 a.m. eastern time, before Judge Jeffrey M. Rich at the George E. Edgecomb Courthouse, 800 East 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 representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 at Tampa, Hillsborough County, Florida, on March 4, 2026.

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

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

THIRD 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.,
DBA HANDYMAN ROOFING
Plaintiff, vs.

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

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

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

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

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

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

THIRD INSERTION

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

JOHN R. FREEHAFFER
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. FREEHAFFER, 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. 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
26-00737H

THIRD INSERTION

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

JOHN R. FREEHAFFER
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. FREEHAFFER, against the above-named DEFENDANT:

CASTLEBROOK RESTORATION & ROOFING
WHOSE REGISTERED
AGENT IS:
MARIE E SHANKLAND
REACTIVE BUSINESS SOLUTIONS INC
13006 CREEK MANOR COURT
RIVERVIEW, FL 33569

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

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

WITH THE STREET PROPERTY ADDRESS:

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

BRANDON, FL 33511
You are required to serve a copy of your written defense to JOHN R. 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
26-00736H

THIRD INSERTION

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

JOHN R. 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

THIRD INSERTION

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

WITH THE STREET PROPERTY ADDRESS:

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

You are required to serve a copy of your written defense to JOHN R. FREEHAFFER, whose address is 5297 Lydia Court, Spring Hill, FL 34608, fr33haf3r@gmail.com (352)587-7193, on or before 04/07/2026, and file with the CLERK of the COURT either before service on PLAINTIFF - representing himself - or immediately thereafter; otherwise a default will be entered against you.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an ac-

commodation, 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

SAVE TIME E-mail your Legal Notice **Business Observer**
legal@businessobserverfl.com

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

--- SALES ---

SECOND INSERTION

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

CASE NO: 25-CA-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 SUB-DIVISION, 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

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

Dated this 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

SECOND INSERTION

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

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-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
19-328991 - NaP
March 13, 20, 2026 26-00862H

SECOND INSERTION

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

CASE NO. 29-2019-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

SECOND INSERTION

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

CASE NO. 23-CA-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

SECOND INSERTION

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

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 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 9, 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
1496-181011 / GS1
March 13, 20, 2026 26-00868H

--- ACTIONS ---

SECOND 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

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-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

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-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

SECOND 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

SECOND 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 OR 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

SECOND 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
TO: KOLLENA NIGAL ADAIR
LAST KNOWN ADDRESS: 6959 KING CREEK DRIVE, SUN CITY CENTER, FL 33573

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

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