

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Patient First Primary Care Tampa, located at 14801 BRUCE B DOWNS BLVD, in the City of TAMPA, County of Hillsborough, State of FL, 33613, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 20 of March, 2026.
INVICTUS EQUITY GROUP, LLC
14801 BRUCE B DOWNS BLVD
TAMPA, FL 33613
March 27, 2026 26-00997H

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 Par Patite located at 8528 Tampa Point Blvd in the City of Tampa, Hillsborough, FL 33621 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of March, 2026
Keith Jones
March 27, 2026 26-01049H

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 Prime Line Contractors located at 201 N. Franklin St., Suite 2000 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of March, 2026
Prime Line Construction Group, LLC
Kevin Woods, Jr., Manager
March 27, 2026 26-01008H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/10/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 NOVA mobile home bearing vehicle identification number EF3217A and all personal items located inside the mobile home. Last Tenant: Robert Brewster Bates, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Robert Brewster Bates and Unknown Party or Parties in Possession. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

Mar. 27; Apr. 3, 2026 26-01053H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/26/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

KM8J3CA40GU135184
2016 HYUNDAI TUCSON LTD/ SPT AND ECO/SE
JTEZU14RX70097675
2007 TOYOTA 4RUNNER SR5/ SPORT EDITION
5TEUX42N96Z185199
2006 TOYT TK
5TELU42N86Z205012
2006 TOYOTA TACOMA
5YFBURHE1GP386462
2016 TOYT COROLLA L/LE/LE PLUS/LE P
5TFJX4CN0CX013860
2012 TOYOTA TACOMA
DOUBLECAB
2T1BURHE5GC509373
2016 TOYOTA COROLLA L/LE/S SERIES
5TDBK3EH9CS120710
2012 TOYOTA HIGHLANDER
JTDKARFU4G3502023
2016 TOYOTA PRIUS
2T3WFREV3EW126955
2014 TOYOTA RAV4 XLE
JTDKARFUXG3023041
2016 TOYOTA PRIUS
March 27, 2026 26-00994H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Complete System Design, located at 16504 Botancia Place, in the City of Lutz, County of Hillsborough, State of FL, 33558, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 19 of March, 2026.
Todd Edward McKimmy
16504 Botancia Place
Lutz, FL 33558
March 27, 2026 26-00967H

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 Madden Development located at 5905 S. Elkins Ave. in the City of Tampa, Hillsborough, FL 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of March, 2026
Jack Madden
March 27, 2026 26-01039H

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 Savoy Jewelry Co located at 3424 Magnolia Springs Dr #303 in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of March, 2026
Savoy Jewelry Company, LLC
Steven Savoy
March 27, 2026 26-01013H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of G1 located at 10547 Bermuda Isle Dr in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of March, 2026
G1 Veriflow LLC
March 27, 2026 26-01022H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that HighGrove Partners of Florida, LLC, 5035 Tampa W. Blvd., Tampa, FL 33634, desiring to engage in business under the fictitious name of Synergy Landscapes, 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 27, 2026 26-01007H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Coppertail Brewing Co LLC, desiring to engage in business under the fictitious name Coppertail Brewing Co located at 2601 East 2nd Ave, Tampa, FL 33605, 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 27, 2026 26-00968H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that NS Bistro, LLC, owner, desiring to engage in business under the fictitious name of "El Tesoro" located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 27, 2026 26-01009H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Patient First Primary Care Apollo, located at 6150 N US Hwy 41, in the City of Apollo Beach, County of Hillsborough, State of FL, 33572, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 20 of March, 2026.
INVICTUS EQUITY GROUP, LLC
6150 N US Hwy 41
Apollo Beach, FL 33572
March 27, 2026 26-00998H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Veriflow located at 10547 Bermuda Isle Dr in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of March, 2026
G1 Veriflow LLC
March 27, 2026 26-01024H

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 Savoy located at 3424 Magnolia Springs Dr #303 in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of March, 2026
Savoy Jewelry Company, LLC
Steven Savoy
March 27, 2026 26-01014H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/10/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 HOLI mobile home bearing vehicle identification numbers 3675TA and 3675TB and all personal items located inside the mobile home. Last Tenant: Nilsa Milagros Fontanez, Elaine S. Kiss, and Louise Taylor Stanford. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

Mar. 27; Apr. 3, 2026 26-01052H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasuries.com. Auction will close on or after Thursday April 16, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

Location 1: **US Storage Centers - Tampa**, located at 1108 Skipper Rd, Tampa, FL, 33613

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DOCS Dental MacDill AFB, located at 3108 N Boundary Blvd., in the City of MacDill AFB, County of Hillsborough, State of FL, 33608, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 24 of March, 2026.
DOCS HEALTH FLORIDA, INC.
3108 N Boundary Blvd.
MacDill AFB, FL 33608
March 27, 2026 26-01034H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of G1 Veriflow located at 10547 Bermuda Isle Dr in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of March, 2026
G1 Veriflow LLC
March 27, 2026 26-01023H

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 CAP CONSTRUCTION AND DEVELOPMENT located at 8526 STANDISH BEND DR in the City of Tampa, Hillsborough, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of March, 2026
CARLOS PENA
March 27, 2026 26-00999H

FIRST INSERTION

NOTICE OF FICTITIOUS NAME

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of "CRES COFFEE CO." at: 5103 N. Rome Ave., Tampa, FL 33603, County of Hillsborough, State of Florida, intends to register this fictitious name with the State of Florida Secretary of State. CRES COFFEE CO. CRES CLUB, LLC., a Florida Limited Liability Company Owners

March 27, 2026 26-00969H

FIRST INSERTION

S0011 - Anita James
U0021 - Trevis Elijah Williams
N0002 - Armando Cepero Franch
B0006 - Matthew Dix
U0003 - Adonis Contreras Cruz

Location 2: **US Storage Centers - Tampa - Hillsborough**, located at 2119 W Hillsborough Ave, Tampa, FL, 33603
3009 - Precious Ross
3134 - Craig Anthony Brandon
1100 - Noemi Vasquez
C106 - Noemi Vasquez
2169 - Meoshe Natasha Chung
2140 - Cody Cooper
C107 - Maurice Allen
E111 - Alejandro Blanco
E110 - Alejandro Blanco
D101 - Tina Price
3036 - Eron Roshad Reid
3021 - Grace Collins
3013 - Maria Vega
C108 - Bailey King

Mar. 27; Apr. 3, 2026 26-00979H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ROBERT SARDO, CARMEN SARDO and JAMES WYATT will, on April 8, 2026, at 10:00 a.m., at 3516 Wildberry Way, Lot #255, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1990 FLEE MOBILE HOME,
VIN: FLFLK32A115715C,

TITLE NO.: 0048769525, and
VIN: FLFLK32B115715C,
TITLE NO.: 0048772526
and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3621)
Mar. 27; Apr. 3, 2026 26-01033H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/16/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 1507 Russell, Melissa Wall art, totes, bags, dishes, lamps, tools
Unit 2224 Kantor, Elizabeth Books, boxes, bags, totes, electronics, furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.

March 27; April 3, 2026 26-00975H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 4/16/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

1-33 Amanda McGee Boxes, Clothing, Electronics, Furniture
4-43/44 Teresa Smith Cabinet, Furniture
7-97/98 Alexis Torres Boxes
13-175 Karen Micheal Boxes, Appliances, Clothing, Bedding
A-281 Mia Santana Boxes, Artwork, Clothing, Electronics, Furniture
B-403 Heather Blanton Boxes, Artwork, Bedding, Baby Items, Furniture, Furniture
B-486 Misty Crumley Boxes, Baby Items, Furniture
C-596 Brenda Compton Boxes, Kitchenware
C-612 Alysha Williams Boxes, Baby Items, Artwork, Furniture
C-613 Mykal Wilson Boxes, Bedding, Furniture, Baby Items, Clothing
D-777 Shanon Moody Boxes, Clothing
D-781 Emilio Rivera Boxes, Bedding, Clothing, Furniture
D-782 Gilberto Garcia Appliances, Baby Items, Boxes, Kitchenware, Furniture
D-787 James Sparrowhawk Baby Items, Bedding, Clothing, Furniture
F-802 Rebecca Murray Mattress, Cabinet
G-822 Silvana Yunda Boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.

March 27; April 3, 2026 26-00976H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 4/16/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

Vincoli, Charles D109 Bags, Totes, Furniture, Clothing, Tools, Appliances
Lubin, Evans D112 Boxes, Bags, Clothing, Furniture, Electronics, Computer, Outdoor Items
Tyson, Ricky D128 Boxes, Clothing, Furniture, Electronics, Artwork, Bedding
Castro, Sydney A311 Bags, Totes, Toys
Harris, Stanley A337 Furniture, Kitchenware
Joseph, Hyrouance A340 Totes, Appliances, Kitchenware
Bradley, Anthony B001 Boxes, Bags, Totes, Electronics, Furniture, Sports Equipment
BROWN Jr, ALLEN D182 Boxes, Furniture, Sporting equipment, Tools, Appliances, Electronics
Mercy, Michaela D191 Mattresses, Furniture, Baby Items
Norris, Katerina A042 Boxes, Totes, Toys, Clothing, Electronics
Lehnert, Paul B177 Totes, Bags
Arnold, Felicity B212 Boxes, Bags, Totes, Artwork, Sporting Goods
Godin, Kevin B240 Appliances, Electronics, Car Racks, Tires, Generator, Tow Finder
Tokos, Michelle C020 Boxes, Bags, Appliances, Clothing, Furniture, Outdoor Items, Lamp

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (813)-344-7390

March 27; April 3, 2026 26-00977H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/16/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT NAME CONTENTS
368 George Feliciano Boxes
527 shawn carter Furniture clothing, appliances
308 Karel Pedraza Furniture, boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.

March 27; April 3, 2026 26-00978H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

--- PUBLIC NOTICES ---

FIRST INSERTION

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

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

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

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

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

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

Encore Community Development District
Rachel Welborn, District Manager
March 27, 2026 26-00964H

FIRST INSERTION

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

The Ventana Community Development District Audit Committee will meet on Wednesday, April 8, 2026, at 6:00 p.m. at the Ventana Clubhouse, 11101 Ventana Groves Blvd., Riverview, FL 33578. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Ventana Community Development District.

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

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

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

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

Brian Young, District Manager
March 27, 2026 26-00962H

FIRST INSERTION

**Notice of Meetings
Fiscal Year 2025/2026
K-Bar Ranch II Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the remaining Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors (the "Board") of the K-Bar Ranch II Community Development District (the "District") shall be held on the third Wednesday of each month at **6:00 p.m.** and a Vision Planning Workshop of the Board of the District shall be held on April 6, 2026, at **6:00 p.m.** All such meetings shall take place at the **Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.** The meeting dates are as follows:

Vision Planning Workshop	April 6, 2026	6:00 p.m.
Regular Meeting	April 15, 2026	6:00 p.m.
Regular Meeting	May 20, 2026	6:00 p.m.
Regular Meeting	June 17, 2026	6:00 p.m.
Regular Meeting	July 15, 2026	6:00 p.m.
Regular Meeting	August 19, 2026	6:00 p.m.
Regular Meeting	September 16, 2026	6:00 p.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, FL 32746 at (407) 574-3250, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Haven Management Solutions at (407) 574-3250. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Patricia Thibault, District Manager
March 27, 2026 26-01019H

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Thursday the 23rd day of April, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Robinson, Chelse Kitchen Chairs, Bedding, Tables, Office Chair, Ottoman, Punching Bag, Sleeper Sofa, Dressers, TV , Suitcase, Bed Frame, Mattresses; MCCONIHA, ROBERT Portable Bed Frame, Truck Tool Box, Vacuum, Bench Grinder, Totes, Boxes, Air Compressor, Table, Tools, Yard Tools, Shop Vac, Police Light Bar, Misc. Items; Peters, Jisiya Kids Bicycle, Tables, Wall Pictures, Clothes, Stereo, Boxes, Totes, Misc. Household Items; Barr, Bridget N. 10 Speed Bike, Totes, Printer, Chairs, Computer Tower, Funko Pop Figurines, Clothes, Boxes, Boots, Bed Frame, Mattresses, Dresses, Mattresses, Dresses, Dresses, Guitars, Book Case, Boxes of Shoes; Bitting, Javier TV Stand, Mirror for Dresser, Dressers, Nightstands, NBA Jam Video Game, Mattresses, Bags; Wilkerson, Coni Dishes, Totes, Boxes, Dresser, Totes , Misc. Items; Wilkerson, Coni Storage Shelves, Clothes, Bags, Boxes, Totes , Bedding , Tables, Decorative Model House, Bed Frame Misc. Household Items; Dixon, Jy'dasia Crib, Crib Mattress, Suitcase, Guess Bag, Shoes, Baby Casting Kit, Totes, Baby Stroller, Misc. Items; Pogue, Erik 4 Suitcases, Clothes, Misc. Items; Broadnax, Lamar Bags, Clothes, Teddy Bear, Suitcase, Misc. Items; Castellanos, Nathan Wooden Blanket Rack, 2 Computer Monitors, Michael Kors Bag, Playpen, Bedframe, Mattress, Baby Walker, Cuisinart Pizza Grilling Rack, Dog Toys, TV Wall Mount, Wire Dog Kennel, Boxes, Shoes, Gallon Paint, Table; Jones, Hattie Stove, Refrigerator, Chair, Bed , Mattress, Dresser, Glass Table, Tables, Boxes, Clothes, Totes, Couch, Loveseat Sale is subject to cancellation in the event of settlement between owner and obligated party.
Mar. 27; Apr. 3, 2026 26-00973H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Transformation Insider located at 1227 N. Franklin Street, in the County of Hillsborough in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 25 day of March, 2026.
Conversionology Media, LLC
March 27, 2026 26-01058H

FIRST INSERTION

VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Varrea North Community Development District ("District") will hold a regular meeting on April 22, 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

The purpose of the meeting is for the Board to consider any business, which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://varreanorthcdd.net/>.

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

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

District Manager
March 27, 2026 26-00959H

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Triple Creek Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. The Hillsborough County Supervisor of Elections has multiple offices. The Southeast Regional Office is located at 10020 South U.S. Hwy. 301 Riverview, FL 33578. The main office phone number for the Hillsborough County Supervisor of Elections is (813) 744-5900.

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Triple Creek Community Development District has (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

March 27, 2026 26-00960H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a workshop meeting of the Board of Supervisors on April 7, 2026, at 6:00 p.m. at , located at the Hammock Club, 13013 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
March 27, 2026 26-01048H

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 937393 from Florida Health Sciences Center Inc 1 Tampa General Cir Tampa, FL 33606. Application received: 3/19/2026. Proposed activity: residential. Project name TGH Workforce Housing. Project size 4.89 acres Location: Section(s) 30, Township 29 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watmatters.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 Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

March 27, 2026 26-00974H

FIRST INSERTION

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, April 14, 2026, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

March 27, 2026 26-01001H

FIRST INSERTION

VENTANA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Ventana Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at sszozda@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Savannah Szozda at sszozda@gms-tampa.com. Proposals must be received by **5:00 p.m. on Tuesday, March 31, 2026**. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Ventana Community Development District
Brian Young, District Manager
March 27, 2026 26-00961H

FIRST INSERTION

VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Varrea South Community Development District ("District") will hold a regular meeting on April 22, 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://varreasouthcdd.net/>.

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

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

District Manager
March 27, 2026 26-00958H

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-CP-000648
Division A
IN RE: ESTATE OF
MAURICIO HAKSPIEL
Deceased.

The administration of the estate of Mauricio Hakspiel, deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgcomb Courthouse, 800 Twiggs Street, Room 445, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

Personal Representative:
/s/ Kristina Hakspiel-Ahrens
Kristina Hakspiel-Ahrens
8325 SW 149 Drive
Palmetto Bay, Florida 33158

Attorney for Personal Representative:
/s/ Jeffrey P. Coleman

Jeffrey P. Coleman, Attorney
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Telephone: (727) 461-7474
Fax: (727) 461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
joanne@colemanlaw.com

Mar. 27; Apr. 3, 2026 26-00984H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
PROBATE DIVISION
File No. 26-CP-000578
Division: B
IN RE: ESTATE OF
JOSEPH VERN CREMEENS
Deceased.

The administration of the estate of JOSEPH VERN CREMEENS, deceased, whose date of death was January 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

Personal Representative:
KARLA MARIE CAROLAN, ESQ.
10009 Park Place Ave
Riverview, FL 33578

Attorney for Personal Representative:
KARLA MARIE CAROLAN, ESQ.

Florida Bar Number:0055321
ALL LIFE LEGAL PA
10009 Park Place Ave
RIVERVIEW, FL 33578
Telephone: (813) 671-4300
Fax: (813) 671-4305
E-Mail: courtfiling@alllifelegal.com
Secondary E-Mail:
kmarolan@alllifelegal.com

Mar. 27; Apr. 3, 2026 26-00989H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000818
Division Probate
IN RE: ESTATE OF
WILLIAM GARY SIMMONS,
Deceased.

The administration of the estate of William Gary Simmons, deceased, whose date of death was November 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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. 732.2211, 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 27, 2026.

Personal Representative:
/s/ James DiGuido
Jim Diguideo
4014 West Azeele Street
Tampa, FL 33609

Attorney for Personal Representative:
/s/ James K. Purdy

James K. Purdy
E-Mail Addresses:
jim@thepurdyfirm.com
probate@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270

Mar. 27; Apr. 3, 2026 26-01002H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13th JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA PROBATE DIVISION
FILE NO.:26-CP-000369
IN RE: ESTATE OF
BELKIS MAYOR SEDANO a/k/a
BELKIS SEDANO a/k/a
BELKIS MACHADO,
Deceased.

The administration of the estate of BELKIS MAYOR SEDANO a/k/a BELKIS MACHADO a/k/a BELKIS MACHADO, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Court, Probate Division, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

JORDAN LUIS MACHADO
Personal Representative
1264 Acadia Harbor Pl
Brandon, FL 33511

ELIZABETH MONEYSMAKER, ESQ.,
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St. Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com

Secondary:
assistant@lizmoneymakerlaw.com
Mar. 27; Apr. 3, 2026 26-00988H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000793
IN RE: ESTATE OF
KEVIN J. CONNOLLY
Deceased.

The administration of the estate of Kevin J. Connolly, deceased, who was found on December 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

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

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

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

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

Personal Representative:
Marie Warshaw n/k/a
Marie B. Connolly
21337 Trails Drive
Arnold, Missouri 63010

Attorney for Personal Representative:
Michael T. Heider, Esq., Attorney
Florida Bar Number: 30364

MICHAEL T. HEIDER, P.A.
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
admin@heiderlaw.com
Mar. 27; Apr. 3, 2026 26-01017H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-CP-000792
Division: A
IN RE: ESTATE OF
TRAVIS BRIAN BRANNAN,
Deceased.

The administration of the Estate of Travis Brian Brannan, deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

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

Personal Representative:
Diane Louise Dill
115 11th Avenue N.

Safety Harbor, Florida 34695
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com

Mar. 27; Apr. 3, 2026 26-01004H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000664
IN RE: ESTATE OF
THOMAS F. LAPARE, JR.,
aka THOMAS LAPARE
Deceased.

The administration of the estate of THOMAS F. LAPARE, JR., also known as THOMAS LAPARE, deceased, whose date of death was November 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ney 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 27, 2026.

JOHN LAPARE
Personal Representative
35195 Seaport Loop
Lewes, DE 19958

JAMES P. HINES, JR.
Florida Bar No. 061492
Attorney for Personal Representative
Hines Norman Hines, P.L.

315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
jnapoli@hnh-law.com
Mar. 27; Apr. 3, 2026 26-01003H

FIRST INSERTION

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

Notice is hereby given that the Varrea North Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on April 22, 2026, at 11:30 a.m., or as soon thereafter as the matter may be heard, 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
Mar. 27; Apr. 3, 10, 17, 2026

26-00957H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000815
Division A
IN RE: ESTATE OF
RUTH KEELING HEMMINGWAY,
aka ANNA RUTH HEMMINGWAY
Deceased.

The administration of the Estate of RUTH KEELING HEMMINGWAY, also known as ANNA RUTH HEMMINGWAY, deceased, whose date of death was February 27, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the Personal Representa-

tive and the Personal Representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Signed on this 24th day of March, 2026.

ROBERT I. WATKINS
Personal Representative
1903 Bayshore Blvd.
Tampa, FL 33606

Samuel B. Dolcimascolo
Attorney for Personal Representative
Florida Bar No. 173047
Bush Ross, P.A.
1801 N. Highland Ave.
Tampa, FL 33602
Telephone: 813-224-9255
Email: sdolcimascolo@bushross.com
Secondary Email:
lsamuiloff@bushross.com
Mar. 27; Apr. 3, 2026 26-01047H

--- PUBLIC NOTICES / SALES / ESTATE ---

FIRST INSERTION

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

PROBATE DIVISION
File No. 2026-CP-108
Thirteenth Judicial Circuit
IN RE: ESTATE OF
JOSEPH J. SPATARO,
Deceased.

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

The administration of the estate of Joseph J. Spataro, deceased, whose date of death was October 5, 2025, and whose social security number is xxx-xx-4617, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 27, 2026.

Personal Representative:

Angela Casano
7745 Uliva Way
Sarasota, FL 34238

John M. Compton (FL Bar #128058)
Attorney for Petitioner

Primary Email:
jcompton@nhslaw.com

Secondary Email:

tpayne@nhslaw.com
Norton, Hammersley, Lopez & Skokos,
P.A.

1819 Main Street, Suite 610
Sarasota, Florida 3423

Telephone: (941) 954-4691

Mar. 27; Apr. 3, 2026 26-01018H

FIRST INSERTION

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

PROBATE DIVISION
FILE NO.: 25-CP-004316
DIV. A
IN RE:
ANNA COPPOLA ESLER
Deceased.

The administration of the estate of Anna Coppola Esler deceased, whose date of death was November 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-004316; 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, including unmaturing, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS MARCH 27, 2026.

Petitioner

ELVIRA PISACANE

303 Crenshaw Lake Rd Lutz, FL 33548

Attorneys for Petitioner
LINS LAW GROUP, P.A.
D. Michael Lins, Esquire
FL Bar No. 435899

14497 N. Dale Mabry Hwy. Suite 160-N
Tampa, FL 33618

Ph. (813) 386-5768

Fax (813) 968-9426

Primary E-mail:

mike@linslawgroup.com

Secondary E-Mail:

lisa@linslawgroup.com

Mar. 27; Apr. 3, 2026 26-01054H

FIRST INSERTION

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

CIVIL DIVISION: D
CASE NO.: 25-CA-004772
SECTION # RF

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR GREENPOINT MORTGAGE
FUNDING TRUST MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2007-AR2,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF RUBEN PERRY A/K/A RUBEN
D. PERRY, SR.; MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC.; KATRINA LEE
BAILEY; EMIN DUANE PERRY;
RUBEN DENARD PERRY, JR.
A/K/A RUBEN D. PERRY, JR.;
KEYMONE DENARD PERRY, SR.;
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 21 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT BEGIN 386.40 FEET SOUTH AND 25 FEET EAST OF NORTHWEST CORNER OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4, RUN EAST 125 FEET NORTH 100 FEET, EAST 10 FEET SOUTH 150 FEET WEST 135 FEET AND NORTH 50 FEET TO P.O.B., ALL LYING AND BEING IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 19 EAST OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 5907 N

32ND ST, TAMPA, FL 33610

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 18 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

25-01701

Mar. 27; Apr. 3, 2026 26-00993H

FIRST INSERTION

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

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on April 9, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

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

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

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

Stephanie DeLuna, District Manager

March 27, 2026

26-00963H

FIRST INSERTION

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

PROBATE DIVISION
File No. 26-CP-922
IN RE: ESTATE OF
BARBARA JEAN GREEN,
Deceased.

The administration of the estate of BARBARA JEAN GREEN, deceased, whose date of death was January 17, 2026, 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 27, 2026.

NOVELAR CHERRY

Personal Representative

11723 Pruitt Road

Seffner, FL 33584

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

ntservice@hnh-law.com

Mar. 27; Apr. 3, 2026 26-01031H

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**

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

CIVIL DIVISION

CASE NO.

292021CA009333A001HC

DIVISION: E

RF-Section I

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMC TRUST, SERIES 2016-CTT,
Plaintiff, vs.
ANDREW SCAGLIONE III;
BONNIE S. SCAGLIONE;
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 Consent Uniform Final Judgment of Foreclosure dated March 12, 2026, and entered in Case No. 292021CA009333A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMC TRUST, SERIES 2016-CTT is Plaintiff and ANDREW SCAGLIONE III; BONNIE S. SCAGLIONE; 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 May 13, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

THE NORTH 1/2 OF LOT
11, BLOCK 2, HENDRY &

KNIGHT'S MAP OF FAIRBURN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 14, 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.

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.

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

DATED 3/17/2026.

By: /s/ Nazish Z. Shah

Nazish Z. Shah

Florida Bar No.: 92172

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

1460-178636 / VMR

Mar. 27; Apr. 3, 2026 26-00986H

FIRST INSERTION

**NOTICE OF SALE OF
ABANDONED PROPERTY**

To: Deborah Marie Trippiedi

1723 Moonraker Drive, Lot 258

Ruskin, Florida 33570

Notice is hereby given that, pursuant to Section 715.109, Florida Statutes, and the Notice of Right to Reclaim Abandoned Property served on the above-named persons on or about February 13, 2026, BLOOMFIELD-ST. PETE PROPERTIES, L.L.C., a Michigan limited liability company authorized to transact business in the State of Florida, d/b/a CHULAVISTA LANDINGS, will sell the following described Personal Property:

1980 MANA 52' Mobile Home

Title Number: 0017318945

Vehicle Identification Number:

F0601125109

together with all personal prop-

erty contained therein (collectively, the "Personal Property") at public sale, to the highest and best bidder, for cash, at CHULAVISTA LANDINGS, 1734 Gangway Loop, Ruskin, Florida 33570., at 10:00 a.m., on April 10, 2026.

/s/ Allison N. Nelson
Andrew J. McBride, Esq.
Florida Bar No. 67973
Allison N. Nelson, Esq.
Florida Bar No. 1049314
ADAMS AND REESE LLP
100 N Tampa Street, Suite 4000
Tampa, Florida 33602
Tel: 813-227-5548

Andrew.McBride@arlaw.com
Allison.Nelson@arlaw.com
Lisa.D'Angelo@arlaw.com
Counsel for Chulavista Landings
Mar. 27; Apr. 3, 2026 26-01060H

FIRST INSERTION

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

PROBATE DIVISION
File No. 26-CP-943
IN RE: ESTATE OF
KANNAN SARAVANAN,
Deceased.

The administration of the estate of KANNAN SARAVANAN, deceased, whose date of death was January 30, 2026, 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 27, 2026.

RIVA KANNAN

Personal Representative

19128 Meadow Pine Drive

Tampa, FL 33547

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

ntservice@hnh-law.com

Mar. 27; Apr. 3, 2026 26-01032H

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-008040

FBC MORTGAGE, LLC,

Plaintiff, vs.

NIDSA M. RODRIGUEZ, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 10, 2026 in Civil Case No. 25-CA-00

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-006126
DIVISION: K

NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
REBECCA L. GRIZZARD A/K/A
REBECCA L. KISSER A/K/A
REBECCA L. KISER; UNKNOWN
SPOUSE OF REBECCA L.
GRIZZARD A/K/A REBECCA
L. KISSER A/K/A REBECCA L.
KISER; RICHARD D. GRIZZARD
RICHARD DEAN GRIZZARD;
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 March 11, 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 APRIL 17, 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:

LOTS 5 AND 6, BLOCK 137,
PORT TAMPA CITY SUBDIVISION,
ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 1,
PAGE 56 OF THE PUBLIC RECORDS
OF HILLSBOROUGH
COUNTY, FLORIDA.

Property Address: 7207 S Shamrock Street, Tampa, FL 33616
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. 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: March 19, 2026
/s/ Annalise Hayes DeLuca
Annalise Hayes DeLuca, Esq.
Florida Bar No. 116897
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Facsimile: (404) 745-8121
Email: adeluca@mtglaw.com
E-Service: servicefl@mtglaw.com
Mar. 27; Apr. 3, 2026 26-00996H

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-004916

Village Capital & Investment, LLC,
Plaintiff, vs.
Lisa Barnes a/k/a Lisa K. Barnes
a/k/a Lisa Kay Barnes,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-004916 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Village Capital & Investment, LLC is the Plaintiff and Lisa Barnes a/k/a Lisa K. Barnes a/k/a Lisa Kay Barnes are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 6th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 100 FEET OF THE NORTH 620 FEET OF LOT 12, OF NORTH TAMPA LAND CO'S, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. AND THAT PART OF THE SOUTH 100 FEET OF THE NORTH 620 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH,

RANGE 18 EAST, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING: BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD WITH THE SOUTH RIGHT OF WAY LINE (25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA) OF COUNTY LINE ROAD (INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF RHEA SEE DRIVE WITH THE SOUTH SIDE RIGHT OF WAY OF SAID COUNTY LINE ROAD) RUN THENCE EAST, 21.72 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD, TO THE EASTERLY BOUNDARY OF THE WESTERLY 20 FEET OF SAID CSX RAILROAD RIGHT OF WAY; THENCE SOUTH 22 DEGREES 58'00" EAST 805.13 FEET ALONG THE EASTERLY BOUNDARY OF THE WESTERLY 20 FEET OF SAID CSX RAILROAD RIGHT OF WAY, TO THE BEGINNING OF CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY, 1369.56 FEET, ALONG THE ARC OF SAID CURVE (HAV-

ING A RADIUS OF 2834.93 FEET, A CENTRAL ANGLE OF 27 DEGREES 40' 47.3 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 07'36.4" EAST, AND A CHORD DISTANCE OF 1356.29 FEET) TO THE END OF SAID CURVE, THENCE SOUTH 04 DEGREES 42'47.3" WEST, 161.06 FEET, TO AN EASTERLY PROJECTION OF THE SOUTH BOUNDARY OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 1755, PAGE 772, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 18'00" WEST 20.09 FEET, ALONG SAID LINE, TO THE WESTERLY RIGHT OF WAY LINE OF SAID CSX RAILROAD; THENCE NORTH 04 DEGREES 42'47.3" EAST 162.95 FEET ALONG THE WESTERLY LINE OF SAID CSX RAILROAD, TO THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY, 1359.90 FEET, ALONG THE ARC OF SAID CURVE; (HAVING A RADIUS OF 2814.93 FEET, A CENTRAL ANGLE OF 27 DEGREES 40'47.3", A CHORD BEARING OF NORTH 09 DEGREES 07'36.4" WEST, A CHORD A DISTANCE OF 1346.72 FEET) TO THE END OF SAID CURVE, THENCE NORTH 22 DEGREES 58'00" WEST, 813.61 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CSX RAILROAD, TO THE POINT

OF BEGINNING.
TAX ID: U-01-27-18-0GR-000000-00012.9

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 19th 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. 321106
File # 25-F00908
Mar. 27; Apr. 3, 2026 26-00991H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO. 24-CA-009849
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-IN-
INTEREST TO U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR MASTR ASSET-
BACKED SECURITIES TRUST
2006-NC2 MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2006-NC2,

Plaintiff, vs.
UNKNOWN HEIRS OF JUEL V.
AYERS A/K/A JUEL AYERS; ANN
MARIE AYERS A/K/A ANN MARIE
HARRIS; ERNEST JUEL AYERS
A/K/A ERNIE AYERS;
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Personal Representative's Motion to Postpone Foreclosure Sale and Plaintiff's Motion to Amend Judgment dated February 21, 2026, and entered in Case No. 24-CA-009849, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2, is Plaintiff and UNKNOWN HEIRS OF JUEL V. AYERS A/K/A JUEL AYERS; ANN MARIE AYERS A/K/A ANN MARIE HARRIS; ERNEST JUEL AYERS A/K/A ERNIE AYERS, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at <http://www.hillsborough.realforeclose.com> at 10:00 a.m., on the 20TH day of APRIL, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, IN BLOCK 57, OF CLAIR MEL CITY SECTION A, UNIT 7, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 46, ON PAGE 12 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. Twigg Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.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. Twigg Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.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.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twigg 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@fljud13.org nan 7 jou avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens le 7 jou; si ou gen pwoblem pou w tande oubyen pale, rele 711.

Dated this 20th day of March, 2026.
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
PHH20205-24/sap
Mar. 27; Apr. 3, 2026 26-01016H

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

CASE NO.: 24-CA-005754
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
THE ASPEN HOLDINGS TRUST, A
DELAWARE STATUTORY TRUST,
Plaintiff, v.

JAMIE S. ROBBINS, AS
PERSONAL REPRESENTATIVE OF
THE ESTATE OF DONNA F.
ROBBINS, DECEASED; THE
ESTATE OF SAMUEL H. ROBBINS,
SR., DECEASED; JAMIE S.
ROBBINS, INDIVIDUALLY;
UNITED STATES OF AMERICA,
ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
HILLSBOROUGH COUNTY,
FLORIDA; UNKNOWN TENANT I;
UNKNOWN TENANT II; AND ANY
UNKNOWN HEIRS, DEVISEES,
GRANTEES, CREDITORS, AND
OTHER UNKNOWN PERSONS OR
UNKNOWN SPOUSES CLAIMING
BY, THROUGH AND UNDER
ANY OF THE ABOVE-NAMED
DEFENDANTS,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Summary Judgment dated February 26, 2026, and entered in Case No. 24-CA-005754 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN HOLDINGS TRUST, A DELAWARE STATUTORY TRUST is Plaintiff, and JAMIE S. ROBBINS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA F. ROBBINS, DECEASED; THE ESTATE OF SAMUEL H. ROBBINS, SR., DECEASED; JAMIE S. ROBBINS, INDIVIDUALLY; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY, FLORIDA; AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS are Defendants.

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 a.m. on May 12, 2026, after having first given notice as required by Section 45.041 Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 158 FEET OF THE NORTH 198 FEET OF THE EAST 306 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS THE EAST 30 FEET FOR ROAD RIGHT-OF-WAY, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
ADDRESS: 9920 Gallagher Rd.,
Dover, FL 33527

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

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or email: 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 March 23, 2026.
/s/ Sean K. Mills
Sean K. Mills, Esq.
MBK Chapman PC
3208 E. Colonial Drive, Suite 323
Orlando, FL 32803
Phone: (561) 320-6156 |
Fax: (561) 320-6256
Florida Bar No.: 59342
Email: smills@mbkchapman.com
Mar. 27; Apr. 3, 2026 26-01027H

FIRST INSERTION

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 13-CA-007229
DIVISION: B
RF-Section I

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF THE
TRUMAN 2021 SC9 TITLE TRUST,
Plaintiff, vs.
KAREN FOLEY A/K/A KAREN L.
FOLEY; RICHARD FOLEY A/K/A
RIC FOLEY; HUNTINGTON
NATIONAL BANK; UNITED
STATES OF AMERICA;
FARMINGTON HOMEOWNERS
ASSOCIATION, 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 an Amended Final Judgment of foreclosure dated May 20, 2025 and an Uniform Ex Parte Order Rescheduling Foreclosure Sale dated March 16, 2026 and entered in Case No. 13-CA-007229 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and KAREN FOLEY A/K/A KAREN L. FOLEY; RICHARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS ASSOCIATION, 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 May 18, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 29, BLOCK 3, FARMINGTON, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 32 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 20, 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
1422-185477 / GS1
Mar. 27; Apr. 3, 2026 26-01036H

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- SALES ---

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-005858
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY A. DANIELS A/K/A DOROTHY DANIELS F/K/A DOROTHY A. BUARD (KITTY), DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 30, 2026, and entered in 25-CA-005858 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY A. DANIELS A/K/A DOROTHY DANIELS F/K/A DOROTHY A. BUARD (KITTY), DECEASED; PERRY KEITH AUSTIN; POLETE BUARD IV; CHARLIE DANIELS III; LINDA TAMMY DANIELS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE, OF CHARMENT E. GIZZY BUARD, DECEASED, 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 24, 2026, the fol-

lowing described property as set forth in said Final Judgment, to wit: LOT 11 AND THE WEST 26.8 FEET OF LOT 12 A.W. CUSCADEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1202 E 15TH AVE, TAMPA, FL 33605
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 23 day of March, 2026.
 By: /s/Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 25-301006 - NaP
 Mar. 27; Apr. 3, 2026 26-01045H

FIRST INSERTION

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

CASE NO. 22-CA-010278
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN SUCCESSOR TRUSTEE OF THE BEHELER FAMILY TRUST, DATED JANUARY 13, 2004, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2026, and entered in 22-CA-010278 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff THE UNKNOWN SUCCESSOR TRUSTEE OF THE BEHELER FAMILY TRUST, DATED JANUARY 13, 2004; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELEN LEE BEHELER A/K/A HELEN L. BEHELER A/K/A HELEN BEHELER, DECEASED; THOMAS E. BEHELER, JR. A/K/A THOMAS BEHELER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN BENEFICIARIES OF THE BEHELER FAMILY TRUST, DATED JANUARY 13, 2004; PENNY BEHELER; BRENDIA GOODFELLOW; MARTIN CAPITANO; ALICIA WHITLEY; THOMAS E. BEHELER, JR. A/K/A THOMAS BEHELER, AS SUCCESSOR TRUSTEE OF THE BEHELER FAMILY TRUST, DATED JANUARY 13, 2004 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 22, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 6, SEMINOLE CREST ADDITION, ACCORD-

ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE(S) 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 2002 E CRENSHAW ST, TAMPA, FL 33610

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 23 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
 22-023909 - NaP
 Mar. 27; Apr. 3, 2026 26-01043H

FIRST INSERTION

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

CASE NO. 24-CA-005929
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. GWENDOLYN R. PERRY AND JAMES C. PERRY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 10, 2025, and an Amended Final Judgment of Foreclosure Nunc Pro Tunc dated March 16, 2026, and entered in 24-CA-005929 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and GWENDOLYN R. PERRY; JAMES C. PERRY; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT, SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST 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 13, 2026, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND SITUATED, LYING AND BEING IN THE COUNTY OF HILLSBOROUGH AND STATE OF FLORIDA, TO WIT: LOT 28, BLOCK A OF BRANDON BROOK PHASE IX A AND B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 28, PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA. Property Address: 327 COUNTRY VINEYARD DR, VALRICO, FL 33594.

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

IMPORTANT

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

Dated this 24 day of March, 2026.
 By: /s/Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 23-091745 - EuE
 Mar. 27; Apr. 3, 2026 26-01040H

FIRST INSERTION

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

CASE NO: 2024-CA-001319
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES, Plaintiff v.

JENNIFER D. TISHLER; ET AL., Defendant(s).
 NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated April 9, 2025, and Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated February 24, 2026, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 28th day of April, 2026, at 10:00 A.M. to the highest and best bidder for cash, at <https://www.hillsborough.realforeclose.com> on the following described property:

LOT 2, BLOCK 4, HARBOR VIEW PALMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA. Property Address: 3302 W Harbor View Avenue, Tampa, FL 33611

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

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 the Hillsborough County ADA Officer at (813) 276-8401 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: March 18, 2026.
 BITMAN, O'BRIEN, PLLC
 /s/ Samantha Darrigo
 Samantha Darrigo, Esquire
 Florida Bar No.: 92331
 sdarrigo@bitman-law.com
 kimy@bitman-law.com
 610 Crescent Executive Ct., Suite 112
 Lake Mary, FL 32746
 Telephone: (407) 815-3110
 Facsimile: (407) 815-3114
 Attorneys for Plaintiff
 Mar. 27; Apr. 3, 2026 26-00987H

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-000131
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. ETHAN ANTONIO, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 10, 2026 in Civil Case No. 25-CA-000131 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Ethan Antonio, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 5, Block 26, Lake Brandon Parcel 113, according to the map or plat thereof, as recorded in

Plat Book 104, Page 104, 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
 24-11044FL
 Mar. 27; Apr. 3, 2026 26-00972H

FIRST INSERTION

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

CASE NO.: 24-CC-068425
CAL-AM PROPERTIES, INC., and FOUNTAIN VIEW ESTATES LLC d/b/a Fountainview Estates, Plaintiffs, vs. THE ESTATE OF WILFREDO PADILLA ESPINAL, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF WILFREDO PADILLA ESPINAL, EDITH ORQUIDEA MONTES MEONEZ, UNKNOWN PARTY IN POSSESSION #1 n/k/a Unknown Party or Parties in Possession, UNKNOWN PARTY IN POSSESSION #2 n/k/a Unknown Party or Parties in Possession, and BERNARDO ARBELAEZ, Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on February 17, 2026, in the County Court of Hillsborough County, Victor Crist, Hillsborough County Clerk of the Court, will sell the property situated in Hillsborough County, Florida, described as:

1991 LIBE mobile home bearing vehicle identification number 10L22130.
 Property Address: 8813 Wellington Drive, Lot No. 425, Tampa, Florida 33635

at public sale, to the highest and best bidder, for cash, via the internet at www.hillsborough.realforeclose.com at 10:00 A.M. on the 10th day of April 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

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

Respectfully submitted,
 ATLAS LAW, PLLC
 Eric W. Bossardt, Esq. - Fla. Bar No. 124614
 Daniel M. Hartzog, Esq. - Fla. Bar No. 652067
 1313 N. Howard Avenue
 Tampa, Florida 33607
 813.241.8269
 efling@atlaslaw.com
 Attorneys for Plaintiff
 Mar. 27; Apr. 3, 2026 26-01029H

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-007393
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZAKOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed February 17, 2026 and entered in Case No. 24-CA-007393, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZA-

KOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 April 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 19, TEMPLE PARK UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 75, 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 19th 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.: 24-01037 NML
 V6.20190626
 Mar. 27; Apr. 3, 2026 26-00992H

FIRST INSERTION

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

CASE NO.: 2024-CA-002668
DIVISION: J SPINNAKER ELITE, LLC, a Florida limited liability company, Plaintiff, PASCO BAKER a/k/a PASCO BAKER, JR.; et al, Defendants.
 NOTICE IS GIVEN that pursuant to the Amended Uniform Final Judgment of Foreclosure dated the 23rd day of February 2026, in Case No. 2024-CA-002668, of the Circuit Court of Hillsborough County, Florida, in which PASCO BAKER a/k/a PASCO BAKER, JR., REBECCA BAKER a/k/a REBECCA ANN BAKER, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, the names being fictitious to account for parties in possession, are the Defen-

dants, the Clerk of this Court will sell to the highest and best bidder at <https://www.hillsborough.realforeclose.com/>, in Hillsborough County, on April 23, 2026, at 10:00 a.m., the following described property set forth in the Order of Final Judgment:

Legal Description:
 The North 70 feet of the South one-half of the West one-half of Lot 12, Block 4 of W.E. HAMNER'S FOREST ACRES, according to the map or plat thereof as recorded in Plat Book 26, Page 44, Public Records of Hillsborough County, Florida.
 C/K/A: 10915 N. Boulevard Street, Tampa, FL 33612-6613
 Parcel ID #: A-13-28-18-3C7-000004-00012.4

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:

800 E. Twiggs Street, Room 604
 Tampa, FL 33602
 Telephone: (813) 272-7040
 Please call at least 7 days before your scheduled court appearance, or immediately upon receiving a notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 19th 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
 Mar. 27; Apr. 3, 2026 26-00985H

--- SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-002316
ATHENE ANNUITY & LIFE ASSURANCE COMPANY, Plaintiff, v. REGINALD TIM, SR, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 28, 2026 and entered in Case No. 25-CA-002316 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein REGINALD TIM, SR, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on April 21, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:
 THE WEST 190 FEET OF LOT 3 IN BLOCK 1 OF F.L., REAMES SUBDIVISION, ACCORDING TO THE MAP O PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 110 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL, TO-WIT: THE NORTH 50 FEET OF THE SOUTH 160 FEET OF THE WEST 190 FEET OF LOT 3, BLOCK 1, F.L. REAMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 and commonly known as: 6009

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION: C
CASE NO.: 25-CA-008091
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ALEX MICHAEL YESTER A/K/A ALEX YESTER; FLORIDA HOUSING FINANCE CORPORATION; SHERWOOD MANOR COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF ALEX MICHAEL YESTER A/K/A ALEX YESTER; 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 21 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 9, BLOCK 1, BROOKSIDE ESTATES PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 209, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 PROPERTY ADDRESS: 810 ACE OUTLAW AVENUE, RUSKIN, FL 33570
 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

NORTH 20TH STREET, TAMPA, FL 33610 (the "Property").
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
 IMPORTANT
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Rebecca E. Smith
 Jason Duggar, Esq.
 FL Bar No.: 83813
 Christoph Hellewell, Esq.
 FL Bar No.: 114230
 Anya E. Macias, Esq.
 FL Bar No.: 0458600
 Tara Rosenfeld, Esq.
 FL Bar No.: 59454
 Johanni Fernandez-Marmol, Esq.
 FL Bar No.: 1055042
 Jimmy Edwards, Esq.
 FL Bar No.: 81855
 Rebecca E. Smith, Esq.
 FL Bar No.: 1069865
 Spencer Gollahon, Esq.
 FL Bar No.: 647799
 fcpleadings@ghidottiberger.com
 Mar. 27; Apr. 3, 2026 26-01005H

YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
 Dated this 18 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
 ervice@decubaslewis.com
 25-03133
 Mar. 27; Apr. 3, 2026 26-01059H

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. 21-CA-008197
SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
 NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed February 10, 2026 and entered in Case No. 21-CA-008197, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF

LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 April 15, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 11, BLOCK "B", LORENE TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 36, 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

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-007264
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. JOHN B. LINDLEY A/K/A JOHN LINDLEY, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 11, 2026, and entered in 25-CA-007264 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and JOHN B. LINDLEY A/K/A JOHN LINDLEY; UNKNOWN SPOUSE OF JOHN B. LINDLEY A/K/A JOHN LINDLEY; BRENDA L. LINDLEY A/K/A BRENDA LINDLEY A/K/A BRENDA RAGANO; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 16, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 13, EDMONDSON'S REPLAT, AS PER PLATE THEREOF, RECORDED IN PLAT BOOK 29, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 1514 S LOIS AVENUE, TAMPA, FL 33629

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 IMPORTANT
 AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
 Dated this 24 day of 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
 24-224779 - MaS
 Mar. 27; Apr. 3, 2026 26-01041H

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-006949
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. NATHANIEL J. KING AND ERIKA E. KING, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2026, and entered in 25-CA-006949 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and NATHANIEL J. KING; ERIKA E. KING; BAYBRIDGE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 70, BAYRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE(S) 152 THROUGH 164, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 1311 CUSTER BAYOU ST, RUSKIN, FL 33570
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

45.031.
 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 20 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
 24-237508 - CyO
 Mar. 27; Apr. 3, 2026 26-01044H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-007857
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 17, 2026, and entered in 24-CA-007857 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK; FAIROAKS SOUTH, INC.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRUCE B. PURNELL, DECEASED; HUGH J. PURNELL 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 16, 2026, the following described property as set forth in said Final Judgment, to wit:
 CONDOMINIUM UNIT 31, BUILDING F OF FARE OAKS SOUTH ONE, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 30; SAID LAND SITUATE, LYING AND BEING IN HILLSBOROUGH

COUNTY, FLORIDA.
 Property Address: 4507 S OAK DR UNIT P-31, TAMPA, FL 33611
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 IMPORTANT
 AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
 Dated this 24 day of March, 2026.
 /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 24-237477 - NaP
 Mar. 27; Apr. 3, 2026 26-01042H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 2023-CA-012504
GUARANTEED RATE, INC., Plaintiff, vs. ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS, et al. Defendant(s).
 NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure sale entered on February 3, 2026, and the Consent Final Judgment of Foreclosure entered on July 29, 2025, in Case No. 2023-CA-012504 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein GUARANTEED RATE, INC. is Plaintiff and ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on the 30th day of April, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:
 LOT 1, TIMS WAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGE(S) 191 AND 192, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 6709 West Knights Griffin Road, Plant City, FL 33565 (the "Property").
 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.
 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 in accordance with Florida Statutes, Section 45.031.
 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 4th day of February 2026.
 SOKOLOF REMTULLA, LLP
 By: /s/ Benjamin D. Ladouceur
 Benjamin D. Ladouceur, Esq.,
 Bar No: 73863
 SOKOLOF REMTULLA, LLP
 1800 NW Corporate Blvd, ste 302
 Boca Raton, FL 33431
 Telephone: 561-507-5252 /
 Facsimile: 561-342-4842
 E-mail: pleadings@sokrem.com
 Counsel for Plaintiff
 Mar. 27; Apr. 3, 2026 26-01030H

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-008093
PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ANGEL L. HERNANDEZ A/K/A ANGEL LUIS HERNANDEZ, ET AL; Defendants
 NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on March 12, 2026, Victor D. Crist, Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on April 13, 2026, the following described property:
 Lot 15, Block 10, Sugarcreek Subdivision Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 52, Page 62, Public Records of Hillsborough County, Florida.
 Property Address: 3605 Patina Dr, Tampa, FL 33619
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate

in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
 Andrew Arias, FBN: 89501
 MARINOSCI LAW GROUP, P.C.
 Attorneys for Plaintiff
 100 West Cypress Creek Road, Suite 1045
 Fort Lauderdale, FL 33309
 Phone: (954) 644-8704;
 Fax: (401) 262-2110
 ServiceFL@mlg-defaultlaw.com
 ServiceFL2@mlg-defaultlaw.com
 MLG No.: 25-04071
 Mar. 27; Apr. 3, 2026 26-01015H

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-006162
LOAN FUNDER LLC, SERIES
39628,

Plaintiff, vs.
BRIDGEPORT PROPERTIES LLC,
a Florida Limited Liability Company;
ANGEL SANTOS,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Default Final Judgment of Foreclosure entered on January 16, 2026 in the Civil Case No. 24CA006162 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the Clerk of the Court, Victor D Crist, will on APRIL 17, 2026 at 10:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com/> in accordance with Chapter 45, Florida Statutes for the following described property situated in Hillsborough County, Florida:

LOT 15, BLOCK 2, SUN CITY CENTER UNIT 155 PHASE 1, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 72, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 1707 Tremont Court, 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.

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

If you are a person with a disability who needs any accommodation in order to access court facilities or to 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 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. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

Phone: (813) 272-7040 or ADA@fjud13.org

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

Dated 24th day of March, 2026.

Respectfully submitted,

TIFFANI N. BROWN LAW, PLLC

/s/ Tiffani N. Brown

TIFFANI N. BROWN, ESQ.

Florida Bar No. 1008812

Tiffani N. Brown Law, PLLC

12574 Flagler Center Blvd. Suite 101

Jacksonville, FL 32258

Phone: (850) 312-1323

Fax: (850) 213-6504

tbn@tbnlaw.com

Attorneys for Plaintiff

Mar. 27; Apr. 3, 2026 26-01028H

FIRST INSERTION

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

CASE NO.: 24-CC-48334
LIBERTY FIELD AT WATERLEAF
COMMUNITY ASSOCIATION,
INC., a Florida not-for-profit
corporation,

Plaintiff, vs.
MEHRULLAH MHER,
RADDAVANH S. MHER,
**SECRETARY OF HOUSING AND
URBAN DEVELOPMENT and ANY
UNKNOWN OCCUPANTS IN
POSSESSION,**
Defendants,

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 24, Block 21, WATERLEAF PHASE 6B, according to the Plat thereof as recorded in Plat Book 138, Pages 219 through 225, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid. With the following street address: 13329 Waterleaf Garden Circle, Riverview, Florida, 33579.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on May 15, 2026.

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

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

Dated this 25th day of March, 2026.
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Mar. 27; Apr. 3, 2026 26-01051H

FIRST INSERTION

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

CASE NO.: 2025-CA-001824
TRJMG FUND LLC,
Plaintiff, v.

BRITTANY LEAN STILLINGS;
SHANA GIRVEN; **COURTNEY
STILLINGS;** **JASMINE
STILLINGS;** **MONTERAL
STILLINGS, JR.;** **BRANDON
STILLINGS;** **UNKNOWN HEIRS,
DEWISEES, GRANTEEES, AND
ASSIGNEES OF THE ESTATE OF
MONTERAL STILLINGS,**
Defendant.

TO: Unknown Heirs, Devisees, Grantees, and Assignees of the Estate of Monteral Stillings

Last known address: 11417 Marshall Rd., Thonotosassa FL 33592

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

South 67.8 feet of North 202.8 feet of West 167.4 feet of East 467.4 feet of Southeast 1/4 of Northwest 1/4 of Northeast 1/4 of Section 18, Township 28 South, Range 20 East, Public Records of Hillsborough County, Florida
With a physical address: 11417 Marshall Rd., Thonotosassa, Florida 33592

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Ivan D. Ivanov, Esq. whose address is 3310 W. Cypress St., Suite 206, Tampa,

FL 33607, within (30) days from the date of first publication, and file the original with the clerk of the 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 once each week for four consecutive weeks.

DATED this 24 day of March, 2026.

Victor Crist
As Clerk of the Court
(SEAL) By: Jennifer Taylor
Deputy Clerk
Jennifer Taylor
800 E Twiggs Str.
Tampa, FL 33602

Ivan D. Ivanov, Esq.
3310 W. Cypress St., Suite 206
Tampa, FL 33607
Mar. 27; Apr. 3, 10, 17, 2026
26-01055H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA

CASE NO.: 22-CA-010337
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF CWALT, INC., ALTERNATIVE
LOAN TRUST 2005-85CB,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2005-85CB,

Plaintiff, v.
MELISSA A. DAVIDSON-
GAMBOA, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 23, 2026 and entered in Case No. 22-CA-010337 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein GERMAN GAMBOA AND MELISSA A. DAVIDSON-GAMBOA, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on June 24, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 2, COVEWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 258 THROUGH 265, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 12931 TRIBUTE DR., RIVERVIEW, FL 33578 (the "Property").

ANY PERSON CLAIMING AN IN-

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

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

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

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

By: /s/ Rebecca E. Smith

Jason Duggar, Esq.

FL Bar No.: 83813

Christophal Hellewell, Esq.

FL Bar No.: 114230

Anya E. Macias, Esq.

FL Bar No.: 0458600

Tara Rosenfeld, Esq.

FL Bar No.: 59454

Johanni Fernandez-Marmol, Esq.

FL Bar No.: 1055042

Jimmy Edwards, Esq.

FL Bar No.: 81855

Rebecca E. Smith, Esq.

FL Bar No.: 1069865

Spencer Gollahon, Esq.

FL Bar No.: 647799

fcpleadings@ghidottiberger.com

Mar. 27; Apr. 3, 2026 26-01050H

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-009711

BOKF, N.A.,
Plaintiff, vs.
ROBERTO CANTU, JR. A/K/A
ROBERTO CANTU, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 10, 2026 in Civil Case No. 25-CA-009711 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein BOKF, N.A. is Plaintiff and Roberto Cantu, Jr. a/k/a Roberto Cantu, 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 10, Alderman-Carlton Ranchettes, a Platted Subdivision, with no improvements, according to the map or plat thereof as recorded in Plat Book 89, Page 61, of the

Public Records of Hillsborough County, Florida. Together with a 1997 Doublewide Jaguar Mobile Home with VIN Number GMHGA3399613634 A & B.

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

25-12590FL

Mar. 27; Apr. 3, 2026 26-00971H

FIRST INSERTION

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

CASE NO.: 2024-CC-036497
WEST COAST SERVICING, INC.,
Plaintiff, vs.

**ESTATE OF BEVERLY ANN
PATTERSON, et al.,**
Defendants.

TO: SIERRA I. GRANT, POTENTIAL HEIR OF THE ESTATE OF BEVERLY ANN GARY A/K/A BEVERLY ANN GARY PATTERSON A/K/A BEVERLY ANN PATTERSON A/K/A BEVERLY GARY PATTERSON (DECEASED)
Last Known Address: Unknown
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that a foreclosure action has been filed against you, by Plaintiff, WEST COAST SERVICING, INC., seeking to foreclose a mortgage with respect to the real property more particularly described as:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ; THE EAST 33 FEET OF LOT 3 AND THE WEST 19 FEET OF LOT 4, BLOCK 5 OF J.J. HOLLOWMAN'S ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 72 AND PLAT BOOK 8, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property address: 3814 Cayuga Street, Tampa, Florida 33610

Accordingly, you are required to serve a copy of a written defense, if any, to such action to Allen S. Katz, Esq., attorney with the law firm of Quarles &

Brady LLP, Plaintiff's attorney, whose address is 1395 Panther Lane, Suite 300, Naples, Florida 34109-7874, allen.katz@quarles.com, on or before 04/21/2026, a date which is within thirty (30) days 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. If you fail to do so, a default will be entered against you for the relief demanded in Plaintiff's Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Sanford, Florida, by phone (407) 665-4227 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: MAR 16 2026

VICTOR D. CRIST, CLERK OF
COURTS HILLSBOROUGH
COUNTY, FLORIDA
(SEAL) By: Patricia Corbin
As Deputy Clerk

By: /s/ Allen S. Katz

Allen S. Katz

Florida Bar No. 87866

1395 Panther Lane, Suite 300

Naples, FL 34109

239/434-4980 Telephone

239/434-4999 Facsimile

cyndi.trotti@quarles.com

kerlyne.luc@quarles.com

doctetFL@quarles.com

Counsel for Plaintiff

Mar. 27; Apr. 3, 2026 26-00965H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA

CASE NO.: 24-CA-008161
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
LB-TIKI SERIES V TRUST,
Plaintiff, v.
JILL COURTNEY, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 17, 2026 and entered in Case No. 24-CA-008161 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BRIAN A. COURTNEY AND JILL COURTNEY, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on May 11, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 1, OAKWOOD RAVINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 52, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 2534 LAURELWOOD LANE, VALRICO, FL 33594 (the "Property").

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

MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201

Miami, FL 33161

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

By: /s/ Rebecca E. Smith

Jason Duggar, Esq.

FL Bar No.: 83813

Christophal Hellewell, Esq.

FL Bar No.: 114230

Anya E. Macias, Esq.

FL Bar No.: 0458600

Tara Rosenfeld, Esq.

FL Bar No.: 59454

Johanni Fernandez-Marmol, Esq.

FL Bar No.: 1055042

Jimmy Edwards, Esq.

FL Bar No.: 81855

Rebecca E. Smith, Esq.

FL Bar No.: 1069865

Spencer Gollahon, Esq.

FL Bar No.: 647799

fcpleadings@ghidottiberger.com

Mar. 27; Apr. 3, 2026 26-01006H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA

CASE NO.: 25-CA-007019
AMWEST FUNDING CORP,
Plaintiff, v.

AHARON SHMUEL, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 23, 2026 and entered in Case No. 25-CA-007019 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein AHARON SHMUEL, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on April 8, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

--- ACTIONS ---

FIRST INSERTION

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

CASE NO.: 2024-CC-036497
WEST COAST SERVICING, INC., Plaintiff, vs.
ESTATE OF BEVERLY ANN PATTERSON, et al., Defendants.

TO: ADRIAN F. GRANT, POTENTIAL HEIR OF THE ESTATE OF BEVERLY ANN GARY A/K/A BEVERLY ANN GARY PATTERSON A/K/A BEVERLY ANN PATTERSON A/K/A BEVERLY GARY PATTERSON (DECEASED)
Last Known Address: Unknown
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that a foreclosure action has been filed against you, by Plaintiff, WEST COAST SERVICING, INC., seeking to foreclose a mortgage with respect to the real property more particularly described as:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ; THE EAST 33 FEET OF LOT 3 AND THE WEST 19 FEET OF LOT 4, BLOCK 5 OF J.J. HOLLOMAN'S ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 72 AND PLAT BOOK 8, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property address: 3814 Cayuga Street, Tampa, Florida 33610
Accordingly, you are required to serve a copy of a written defense, if any, to such action to Allen S. Katz, Esq., attorney with the law firm of Quarles &

Brady LLP, Plaintiff's attorney, whose address is 1395 Panther Lane, Suite 300, Naples, Florida 34109-7874, allen.katz@quarles.com, on or before 04/21/2026, a date which is within thirty (30) days 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. If you fail to do so, a default will be entered against you for the relief demanded in Plaintiff's Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Sanford, Florida, by phone (407) 665-4227 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: MAR 16 2026
VICTOR D. CRIST, CLERK OF COURTS HILLSBOROUGH COUNTY, FLORIDA (SEAL) By: Patricia Corbin As Deputy Clerk

By: /s/ Allen S. Katz
Allen S. Katz
Florida Bar No. 87866
1395 Panther Lane, Suite 300
Naples, FL 34109
239/434-4980 Telephone
239/434-4999 Facsimile
cyndi.trotti@quarles.com
kerlyne.luc@quarles.com
docketFL@quarles.com
Counsel for Plaintiff
Mar. 27; Apr. 3, 2026 26-00966H

FIRST INSERTION

Notice of Action
IN THE CIRCUIT COURT FOR THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case Number: 21-CA-007041
Division: P
LAKE RIDGE COMMUNITY GARDEN II, LLC, a Florida limited liability company, Plaintiff, vs.

AGUSTIN SANTIBANEZ, an individual, ALEJANDRO SANTIBANEZ, an individual, 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 IXIS Real Estate Capital Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2, SELECT PORTFOLIO SERVICING, INC., a Florida corporation, and LENDERS DIRECT CAPITAL CORPORATION, a California corporation. Defendants.

TO: LENDERS DIRECT CAPITAL CORPORATION
LAST KNOWN ADDRESS:
26140 Enterprise Way, 2nd Floor
Lake Forest, CA 92630

YOU ARE NOTIFIED that an action for partition and quiet title has been filed against you regarding the real property located at 1105 W. Warren St., Plant City, FL 33563 and you are required to serve a copy of your written defenses, if any, to it on David P. Reiner, Esq., Plaintiff's attorney, whose address is 9100 S. Dadeland Blvd., Suite 901, Miami, FL 33156 on or before April 22, 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. To be published for 4 consecutive weeks by PUBLICATION.

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 17, 2026.

By: Renee Wiggins
Deputy Clerk
Attorney for Petitioner:
David P. Reiner, II, Esq.
416400
Reiner & Reiner, P.A.
9100 South Dadeland Boulevard,
Suite 901
Miami, Florida 33156-7815
Tel: (305) 670-8282;
Fax: (305) 670-8989
dpr@reinerslaw.com;
eservice@reinerslaw.com
Mar. 27; Apr. 3, 10, 17, 2026
26-01000H

FIRST INSERTION

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

Case No. 25-CA-006079
Division A
GTE FEDERAL CREDIT UNION Plaintiff, vs.
MERCEDES CIRCEE ABRAHAM JULIEN, et al. Defendants.

TO: RONALD JULIEN
LAST KNOWN ADDRESS
12765 STANDBIRDGE DR
RIVERVIEW, FL 33579

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

LOT 6, BLOCK 7, PANTHER TRACE PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 12765 STANDBIRDGE DR, RIVERVIEW, FL 33579 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 3/31/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you

for the relief demanded in the Complaint.

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

Dated: February 23, 2026.
CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(SEAL) By: Jennifer Taylor
Deputy Clerk

David R. Byars
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F181350/2529838/and
Mar. 27; Apr. 3, 2026 26-01012H

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-011664
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
COREY REAGAN, et al., Defendant.

TO: COREY REAGAN, 3308 AZALEA BLOSSOM DR, PLANT CITY, FL 33567

UNKNOWN SPOUSE OF COREY REAGAN, 3308 AZALEA BLOSSOM DR, PLANT CITY, FL 33567
CASEY LEDAY, 3308 AZALEA BLOSSOM DR, PLANT CITY, FL 33567
UNKNOWN SPOUSE OF CASEY LEDAY, 3308 AZALEA BLOSSOM DR, PLANT CITY, FL 33567
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 43, BLOCK E, MAGNOLIA GREEN - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 17 THROUGH 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins,

Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 3/19/2026 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 11 day of February, 2026.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

25-14347FL
Mar. 27; Apr. 3, 2026 26-00982H

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-000064
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
DEVIN TYLER HOLZMAN AND ESMERALDA LEIGH HOLZMAN, et al. Defendant(s).

TO: DEVIN TYLER HOLZMAN, 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 136, VARREA PHASE 1 ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 143, PAGES 73 THROUGH 101, 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 04/22/2026 (/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.

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

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 at Hillsborough County, Florida, this day of MAR 17 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
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
25-375324
Mar. 27; Apr. 3, 2026 26-00983H

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-011664
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
COREY REAGAN, et al., Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST TODD N. REAGAN A/K/A TODD NORMAN REAGAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

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

LOT 43, BLOCK E, MAGNOLIA GREEN - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 17 THROUGH 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite

155, Orlando, FL 32801 on or before 3/19/2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

25-14347FL
Mar. 27; Apr. 3, 2026 26-00981H

FIRST INSERTION

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

CASE NO.: 25-CA-010731
UNITED WHOLESALE MORTGAGE Plaintiff(s), vs.
STEPHANIE N. SMITH; UNITED STATES OF AMERICA; KENNETH M. SMITH SR.; THE UNKNOWN SPOUSE OF STEPHANIE N. SMITH; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: STEPHANIE N. SMITH
LAST KNOWN ADDRESS: 9806 LEMON DROP LOOP, SUN CITY CENTER, FL 33573
CURRENT ADDRESS: UNKNOWN
TO: KENNETH M. SMITH SR.
LAST KNOWN ADDRESS: 9806 LEMON DROP LOOP, 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 24, BLOCK 1, NEBRASKA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 1412 East Curtis Street, Tampa, FL 33603
You are required to file a written re-

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

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

DATED this the day of MAR 11 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. 25-009682-1
Mar. 27; Apr. 3, 2026 26-01021H

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

CASE NO.: 2025-CA-001824
TRJMG FUND LLC, Plaintiff, v.
BRITTANY LEAN STILLINGS; SHANA GIRVEN; COURTNEY STILLINGS; JASMINE STILLINGS; MONTERAL STILLINGS, JR.; BRANDON STILLINGS; UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF THE ESTATE OF MONTERAL STILLINGS, Defendant.

TO: Jasmine Stillings
Last known address: 11417 Marshall Rd., Thonotosassa FL 33592

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

South 67.8 feet of North 202.8 feet of West 167.4 feet of East 467.4 feet of Southeast 1/4 of Northwest 1/4 of Northeast 1/4 of Section 18, Township 28 South, Range 20 East, Public Records of Hillsborough County, Florida
With a physical address: 11417 Marshall Rd., Thonotosassa, Florida 33592

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Ivan D. Ivanov, Esq. whose address is 3310 W. Cypress St., Suite 206, Tampa, FL 33607, within (30) days from the

FIRST INSERTION

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

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

DATED this 24 day of March, 2026.

Victor Crist
As Clerk of the Court
(SEAL) By: Jennifer Taylor
Deputy Clerk
Jennifer Taylor
800 E Twiggs
Tampa, FL 33602

Ivan D. Ivanov, Esq.
3310 W. Cypress St., Suite 206
Tampa, FL 33607
Mar. 27; Apr. 3, 10, 17, 2026
26-01057H

tions 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 each week for four consecutive weeks.

DATED this 24 day of March, 2026.
Victor Crist
As Clerk of the Court
(SEAL) By: Jennifer Taylor
Deputy Clerk
Jennifer Taylor
800 E Twiggs
Tampa, FL 33602

Ivan D. Ivanov, Esq.
3310 W. Cypress St., Suite 206
Tampa, FL 33607
Mar. 27; Apr. 3, 10, 17, 2026
26-01057H

FIRST INSERTION

TO: Nancy V. Snead a/k/a Nancy Snead Last Known Residence: 5446 Sunset Falls Drive Apollo Beach, FL 33572
TO: Unknown Beneficiaries of the Snead Family Trust Amended UTD Last Known Residence: 5446 Sunset Falls Drive Apollo Beach, FL 33572

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

LOT 12, BLOCK 33, SOUTHSHORE FALLS PHASE 3E-PARTIAL, REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 9 THROUGH 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 04/21/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated on MAR 16 2026.
As Clerk of the Court
By: Patricia Corbin
(SEAL) As Deputy Clerk
1100-1065B
Ref# 16053
Mar. 27; Apr. 3, 2026 26-00980H

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-012518 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. VIVALDI CADET; UNKNOWN SPOUSE OF VIVALDI CADET;; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: VIVALDI CADET (Current Residence Unknown) (Last Known Address(es)) 906 EAST CHELSEA STREET TAMPA, FL 33603 11 FOREST AVE COHOES, NY 12047 1125 NE 156TH ST NORTH MIAMI BEACH, FL 33162 4155 KEY THATCH DR TAMPA, FL 33610-9030 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR

DESCRIBED DEFENDANTS (Last Known Address) 906 EAST CHELSEA STREET TAMPA, FL 33603 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 8, NEBASKA PARK, ACCORDING TO THE PLAT THEREOF, AS RECIRDED IN PLAT BOOK 8, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A: 906 EAST CHELSEA STREET, TAMPA, FL 33603. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rossaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or before 4/24/2026, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in an

other written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org. WITNESS my hand and the seal of this Court this 19 day of March, 2026. VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature Jennifer Taylor Print Name if Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Brian L. Rossaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff 25-52536 Mar. 27; Apr. 3, 2026 26-01025H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-010831 LOANDEPOT.COM, LLC, Plaintiff, v. CHRISTOPHER B. HANNI ; et al, Defendant(s). To the following Defendant(s): CHRISTOPHER B. HANNI (Last Known Address: 8849 RICHMOND ST, GIBSONTON, FL 33534) UNKNOWN SPOUSE OF CHRISTOPHER B. HANNI (Last Known Address: 8849 RICHMOND ST, GIBSONTON, FL 33534) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: BEING A PART OF LOT 28 OF THE REVISED MAP OF FLORIDA GARDENLAND SUBDIVISION, AS RECORDED IN PLAT BOOK NO. 6, PAGE 42 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 28, THENCE SOUTH ALONG THE WEST LINE OF LOT 28, A DISTANCE OF 906 FEET; THENCE SOUTH 70 DEGREES, 5 MINUTES EAST

TO THE ROOSEVELT RIVER; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE ROOSEVELT RIVER TO A POINT ABOUT 335 FEET SOUTH OF THE NORTH LINE OF LOT 28, SAID POINT BEING THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO GORDON W. AND MARY BRAXTON, FEBRUARY 18, 1955 IN DEED BOOK 1858, PAGE 405, OF HILLSBOROUGH COUNTY RECORDS; THENCE WESTERLY ALONG SAID LINE TO A POINT 20 FEET, EASTERLY FROM THE WESTERLY LINE OF LOT 28; THENCE NORTHERLY AND PARALLEL TO LOT 28, 335 FEET TO THE NORTHERLY LINE OF LOT 28; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 28, 20 FEET TO THE PLACE OF BEGINNING. PROPERTY ADDRESS: 8849 RICHMOND ST, GIBSONTON, FL 33534 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 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. 2010-08 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of this Court this 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 Ghidotti | Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 Mar. 27; Apr. 3, 2026 26-01010H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 29-2025-CA-012359 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. BEN SALEH, et al. Defendants. TO: UNKNOWN SPOUSE OF BEN SALEH CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 18108 NASSAU POINT DR. TAMPA, FL 33647 BEN SALEH CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 18108 NASSAU POINT DR TAMPA, FL 33647 You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 4, BLOCK 4, NASSAU POINTE TOWNSHOMES AT HERITAGE ISLES PHASE 2, ACCORDING TO PLAT

THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. commonly known as 18108 NASSAU POINT DR, TAMPA, FL 33647 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 4/10/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but

preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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: March 5, 2026. CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (SEAL) By: Jennifer Taylor Deputy Clerk David R. Byars Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 328202/2532391/wlp Mar. 27; Apr. 3, 2026 26-01046H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 25-CA-011189 DIVISION: RF -Section I NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. BANES CHARLES; HERLINE CHARLES; PROVIDENCE TOWNHOMES HOMEOWNERS ASSOCIATION, 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). TO: UNKNOWN TENANT NO. 1 2119 Fluorshire Drive Brandon, FL 33511 TO: UNKNOWN TENANT NO. 2 2119 Fluorshire Drive

Brandon, FL 33511 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: LOT 1, BLOCK 15, OF PROVIDENCE TOWNHOMES PHASES 3 AND 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 4/8/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED,

AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED on April 8, 2026. Victor Crist As Clerk of the Court (SEAL) By: Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1496-219236 / ME2 Mar. 27; Apr. 3, 2026 26-01011H

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-007885 PHH MORTGAGE CORPORATION, Plaintiff, vs. CHARLES P. CRAWFORD, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES P. CRAWFORD, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-

closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 59, BLOCK 9, GOLFWOOD ESTATES UNIT 10, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK, 43 PAGE 36 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca

Raton, Florida 33487 on or before 04/28/2026 /(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 23 2026 VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@rasg.com 25-327629 Mar. 27; Apr. 3, 2026 26-01020H

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. 17-CA-006952 Bank of America, N.A. Plaintiff, vs. Dawn R. Watson a/k/a Dawn Renee Watson f/k/a Dawn Renee Peck a/k/a Dawn R. Peck; et al Defendants. TO: Ciara Louise Price Last Known Address: 860 S Lake Shore Way, Lake Alfred, FL 33850 TO: T. S. G., a minor child, in the care and custody of her father and natural guardian, William Kevin Goins Last Known Address: 5616 3rd St. Lot 3, Highland City, FL 33846 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: THE NORTH 105 FEET OF THE SOUTH 335 FEET OF THE WEST 210 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF

SECTION 22, TOWNSHIP 28 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. TOGETHER WITH A CERTAIN 2003 WAVERLY MOBILE HOME LOCATED THEREON AS A FIXTURE AND APPURTENANCE THERETO: VIN#S FLFL270A29901WC21 AND FLFL270B29901WC21. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, 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 04/28/2026, 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 MAR 23 2026. Victor D. Crist As Clerk of the Court (SEAL) By Patricia Corbin As Deputy Clerk Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 17-F02152 Mar. 27; Apr. 3, 2026 26-01026H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-007538 DIV: A GROW FINANCIAL FEDERAL CREDIT UNION, Plaintiff, v. APRIL LANCE, et al., Defendants. TO: Unknown Party in Possession 1 10930 N. Aster Avenue Tampa FL 33612 Unknown Party in Possession 2 10930 N. Aster Avenue Tampa FL 33612 The Unknown Personal Representative of the Estate of Antonio Figueroa, Jr. a/k/a Antonio Figueroa, Deceased Last known address: Unknown The Unknown Heir, Beneficiary and Devisee 1 of the Estate of Antonio Figueroa Jr. a/k/a Antonio Figueroa, deceased Last known address: Unknown The Unknown Heir, Beneficiary and Devisee 2 of the Estate of Antonio Figueroa Jr. a/k/a Antonio Figueroa, deceased

Last known address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: The North 53 feet of Lot 36, and the South 16 feet of Lot 37, in Block 4, together with part of the closed alley abutting thereon, of PLANDOME HEIGHTS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 32, at Page 13, 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 Nicole Schoen, 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 day of MAR 23 2026 Victor D. Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: Patricia Corbin DEPUTY CLERK Nicole Schoen, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Mar. 27; Apr. 3, 2026 26-01035H

---ACTIONS---

FIRST INSERTION

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

CASE NO.: 2025-CA-001824
TRJMG FUND LLC,
Plaintiff, v.
BRITTANY LEAN STILLINGS;
SHANA GIRVEN; COURTNEY
STILLINGS; JASMINE
STILLINGS; MONTERAL
STILLINGS, JR.; BRANDON
STILLINGS; UNKNOWN HEIRS,
DEVISEES, GRANTEEES, AND
ASSIGNEES OF THE ESTATE OF
MONTERAL STILLINGS,
Defendant.

TO: Monteral Stillings, Jr.
Last known address: 11417 Marshall
Rd., Thonotosassa FL 33592

YOU ARE HEREBY NOTIFIED that
a civil action has been filed against you
in the Circuit Court of Hillsborough
County, Florida, to a certain real prop-
erty described as follows:

South 67.8 feet of North 202.8
feet of West 167.4 feet of East
467.4 feet of Southeast 1/4 of
Northwest 1/4 of Northeast 1/4 of
Section 18, Township 28 South,
Range 20 East, Public Records
of Hillsborough County, Florida
With a physical address: 11417
Marshall Rd., Thonotosassa,
Florida 33592

You are required to file a written re-
sponse with the Court and serve a copy
of your written defenses, if any, to it on
Ivan D. Ivanov, Esq. whose address is
3310 W. Cypress St., Suite 206, Tampa,
FL 33607, within (30) days from the

date of first publication, and file the
original with the clerk of the this court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise, a default will be entered against
you for the relief demanded in the com-
plaint.

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 notifi-
cation 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.

This Notice shall be published
once each week for four consecu-
tive weeks.

DATED this 25 day of March, 2026.

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

Ivan D. Ivanov, Esq.
3310 W. Cypress St., Suite 206
Tampa, FL 33607
Mar. 27; Apr. 3, 10, 17, 2026
26-01056H

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000736
Division O
IN RE: ESTATE OF
Carlos Alberto Maldonado
Deceased.

The administration of the estate of
Carlos Alberto Maldonado, deceased,
whose date of death was December 8th,
2025, is pending in the Circuit Court for
Hillsborough County, Florida, Probate
Division, the address of which is PO
Box 1110, Tampa, FL 33601-1110. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as spec-
ified 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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.

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

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

Personal Representative:
Yadamari Rodriguez
3808 Treadway Dr
Valrico, FL 33594

Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-florida.com
March 20, 27, 2026 26-00899H

SECOND 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

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-002881
WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN
TRUST 2007-1, ASSET-BACKED
CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
OMAR FONSECA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated September 04, 2025, and en-
tered in 25-CA-002881 of the Circuit
Court of the THIRTEENTH Judicial
Circuit in and for Hillsborough Coun-
ty, Florida, wherein WELLS FARGO
BANK, NATIONAL ASSOCIATION
AS TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2007-1,
ASSET-BACKED CERTIFICATES, SE-
RIES 2007-1 is the Plaintiff and OMAR
FONSECA; UNKNOWN SPOUSE OF
OMAR FONSECA N/K/A JULIANA
FONSECA; HEATHER LAKES AT
BRANDON COMMUNITY ASSO-
CIATION, 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 10, 2026, the fol-
lowing described property as set forth
in said Final Judgment, to wit:

LOT 11, BLOCK "F", HEATHER
LAKES UNIT XXXVI PHASE
B, ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 88,
PAGE 17, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
Property Address: 1512 SILK-
TREE CT, BRANDON, FL 33511
Any person claiming an interest in the

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

IMPORTANT

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

Dated 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: flmail@raslg.com
By: (S) Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-276667 - EuE
March 20, 27, 2026 26-00946H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

SUBSEQUENT INSERTIONS

---ESTATE---

SECOND 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, de-
ceased, whose date of death was Sep-
tember 30, 2025, and whose social
security number is xxx-xx-6837, is
pending in the Circuit Court for HILL-
SBOROUGH 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 repre-
sentative's attorney are set forth below.

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

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

NOTWITHSTANDING THE TIME
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. DENICOLA
E-Mail Address:
christopher@gassmanpa.com
E-Mail Address:
nmoon@gassmanpa.com
Florida Bar No.: 043684
Gassman, Denicolo & Ketron, P.A.
1245 Court Street
Clearwater, Florida 33756
Telephone: (727) 442-1200
March 20, 27, 2026 26-00930H

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000780
IN RE: ESTATE OF
ROBERT EUGENE RADLE II,
aka ROBERT RADLE
Deceased.

The administration of the estate of
ROBERT EUGENE RADLE II, also
known as ROBERT RADLE, deceased,
whose date of death was August 28,
2025, is pending in the Circuit Court
for Hillsborough County, Florida, Probate
Division, the address of which is P.O.
Box 3360, Tampa, FL 33601. The names
and addresses of the personal repre-
sentative and the personal representative's
attorney are set forth below.

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

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

SECOND INSERTION

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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.

LAURA RADLE
Personal Representative
16634 Delia St.
Wimauma, FL 33598

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
March 20, 27, 2026 26-00898H

SECOND 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 ac-
tion commenced on or about April 20,
2022, and is now pending as case num-
ber 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 re-
foreclosure was filed as a result of im-
proper service on Syndra A. Joiner, now
deceased. A Guardian Ad Litem was
appointed on January 4, 2026. The re-
sults of her findings were that Syndra 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, Ste-
phen 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification
of a scheduled court proceeding if the
time before the scheduled appearance is
less than 7 days. Complete the Request
for Accommodations Form and submit

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

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

Q&A

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](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

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

SECOND 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, GRANTEEES,
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, GRANTEEES, AS-
SIGNEES, 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 fol-
lowing 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
SECTION 8, TOWNSHIP 28
SOUTH, RANGE 19 EAST,
HILLSBOROUGH COUNTY,
FLORIDA, MORE PARTICU-
LARLY DESCRIBED AS FOL-
LOWS:
FOR THE POINT OF BEGIN-
NING, BEGIN AT A POINT
30.0 FEET SOUTH AND 30.0
FEET WEST OF THE NORTH-
EAST 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 SEC-
TION 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 SEC-
TION 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 Kel-
ley Kronenberg, Attorney for Plain-
tiff, 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 no-
tice is provided pursuant to Admin-
istrative Order No. 2.065.
IN ACCORDANCE WITH THE
AMERICANS WITH DISABILITIES
ACT, "IF YOU ARE A PER-
SON 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, TAM-
PA, FLORIDA 33602, (813) 272-
7040, AT LEAST 7 DAYS BEFORE
YOUR SCHEDULED COURT AP-
PEARANCE, OR IMMEDIATELY
UPON RECEIVING THIS NOTIFI-
CATION IF THE TIME BEFORE
THE SCHEDULED APPEARANCE
IS LESS THAN 7 DAYS; IF YOU
ARE HEARING OR VOICE IM-
PAIRED, 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

SECOND 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 represen-
tatives and their attorney are set forth
below.
ALL CREDITORS OF THE DECE-
DENT ARE NOTIFIED THAT:
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom
a copy of this notice is 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 rep-
resentative 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 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 NOTI-
CE OF THE CLAIMS PERIOD.
The date of first publication of this
Notice is March 20, 2026.
Personal Representative
/s/ Francis C. Brady/s/
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@woodsaworlando.com
March 20, 27, 2026 26-00952H

SECOND INSERTION

NOTICE OF ACTION
N THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
Case No.: 25-CA-013044
**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, v.**
**KYLE V. KARRAS; UNKNOWN
SPOUSE OF KYLE V. KARRAS,
ET AL.,
Defendant(s),**
To the following Defendant(s):
KYLE V. KARRAS
13058 Leverington Street
Tampa, FL 33624
UNKNOWN SPOUSE OF KYLE
V. KARRAS
13058 Leverington Street
Tampa, FL 33624
UNKNOWN SPOUSE OF NEIL
D. KARRAS
13058 Leverington Street
Tampa, FL 33624
UNKNOWN SPOUSE OF
MARGARET O'MALLEY
13058 Leverington Street
Tampa, FL 33624
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
THE SOUTH 48.89 FEET OF
LOT 15, LOWELL VILLAGE,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 55,
PAGE 1, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
a/k/a 13058 Leverington St,
Tampa, FL 33624
has been filed against you and you
are required to serve a copy of your written
defenses, if any, upon Kelley Kronen-
berg, Attorney for Plaintiff, whose ad-
dress 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 Plain-
tiff's attorney or immediately thereaf-
ter; 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 PROCEED-
ING, YOU ARE ENTITLED, AT NO
COST TO YOU, TO THE PROVISION
OF CERTAIN ASSISTANCE. PLEASE
CONTACT THE COURT'S ADA CO-
ORDINATOR, HILLSBOROUGH
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 SCHED-
ULED 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000487
IN RE: ESTATE OF
**CARMEN MUNOZ,
aka CARMEN F. MUNOZ
Deceased.**
The administration of the estate of
CARMEN MUNOZ, also known as
CARMEN F. MUNOZ, deceased, whose
date of death was October 30, 2025, is
pending in the Circuit Court for Hills-
borough County, Florida, Probate Divi-
sion, the address of which is P.O. Box
3360, Tampa, FL 33601. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and
other persons having claims or demands
against decedent's estate, on whom
a copy of this notice is required to be
served, must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME OF
THE FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER THE
DATE OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The date of first publication of this
notice is: March 20, 2026.
**ROBERT MUNOZ
STEVEN MUNOZ
Personal Representatives**
101 S Gunlock Ave
Tampa, FL 33609
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
March 20, 27, 2026 26-00879H

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 dece-
dent'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, un-
less 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 SEC-
TION 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 MUNOZ
STEVEN MUNOZ
Personal Representatives**
101 S Gunlock Ave
Tampa, FL 33609
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
March 20, 27, 2026 26-00879H

SECOND 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, Pro-
bate Division, the address of which is
PO Box 3360, Tampa, FL 33601. The
names and addresses of the personal
representative and the personal rep-
resentative's attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate, on whom
a copy of this notice is required to be
served, must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.
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

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-008108
**MORTGAGE ASSETS
MANAGEMENT, LLC,
Plaintiff, vs.**
**RADISBEL E. CISNEROS A/K/A
RADISBEL CISNEROS, et al.
Defendant(s).**
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated February 09, 2026, and entered
in 25-CA-008108 of the Circuit Court
of the THIRTEENTH Judicial Cir-
cuit 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. CIS-
NEROS A/K/A RADISBEL CISNE-
ROS N/K/A ROSEANN CISNEROS;
UNITED STATES OF AMERICA, ON
BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVEL-
OPMENT are the Defendant(s). Vic-
tor Crist, Clerk of Court as the Clerk
of the Circuit Court will sell to the
highest and best bidder for cash at
www.hillsborough.realforeclose.com,
at 10:00 AM, on April 09, 2026, the fol-
lowing described property as set forth
in said Final Judgment, to wit:
LOT 12, BLOCK 5, GOLF-
WOOD 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 ac-
cordance with Florida Statutes, Section
45.031.
IMPORTANT
AMERICANS WITH DISABILITY
ACT: If you are a person with a dis-
ability who needs an accommodation
in order to access court facilities or
participate in a court proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. To re-
quest such an accommodation, please
contact the Administrative Office of the
Court as far in advance as possible, but
preferably at least (7) days before your
scheduled court appearance or other
court activity of the date the service is
needed: Complete the Request for Ac-
commodations Form and submit to 800
E. Twiggs Street, Room 604 Tampa, FL
33602. Please review FAQs for answers
to many questions. You may contact
the Administrative Office of the Courts
ADA Coordinator by letter, telephone
or e-mail: Administrative Office of
the Courts, Attention: ADA Coordina-
tor, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing Impaired: 1-800-955-8771, Voice
impaired: 1-800-955-8770, e-mail:
ADA@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 TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-004318
IN RE: ESTATE OF
**GWENDOLYN ELAINE
WHARTON,
Deceased.**
The administration of the estate of
GWENDOLYN ELAINE WHARTON,
deceased, whose date of death was Jan-
uary 16, 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 repre-
sentative's attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME OF
THE FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER THE
DATE OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The personal representative has no

duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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.
Personal Representative:
Christopher Andrew Wharton
11336 Osprey Preserve Place
Riverview, FL 33569
Attorney for Personal Representative:
Agnes Mombrun Getter, Esq.
Florida bar No.: 77001
Mombrun Law, PLLC
2850 34th St N., #350
St. Petersburg, FL 33713
Phone: 321.216.2040
Fax: 321.216.2070
Email Address:
agnes@mombrunlaw.com
priscila@mombrunlaw.com
info@mombrunlaw.com
March 20, 27, 2026 26-00878H

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

**HOW TO PUBLISH
YOUR
LEGAL NOTICE
IN THE
BUSINESS OBSERVER**
**CALL
941-906-9386**
and select the appropriate
County name from
the menu option
**OR E-MAIL:
legal@businessobserverfl.com**
**Business
Observer**

--- PUBLIC NOTICES ---

SECOND 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		TOTAL ANNUAL ASSESSMENT ⁽²⁾
					PRINCIPAL	ASSET ⁽³⁾	PRINCIPAL	ASSET ⁽³⁾	
Single Family 30	125	62.50	100.00%	30	\$1,435,000	\$303,122	\$68,700	\$6,102	
Totals		62.50	100%	30.00	\$1,435,000	\$303,122			

⁽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.

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 PLAN; 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 Parcel 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

--- ACTIONS ---

FOURTH INSERTION

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

JOHN R. FREEHAFER Plaintiff vs 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. FREEHAFER, 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.

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

26-00740H

SECOND INSERTION

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

FOURTH INSERTION

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

JOHN R. FREEHAFER Plaintiff vs 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

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

SECOND INSERTION

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

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 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 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: Service-Mail@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

SECOND INSERTION

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

SECOND 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.
JOHNIE 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

FOURTH INSERTION

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

Notice is hereby given that the Waterset South Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on April 9, 2026, at 10:00 a.m., at 2700 S. Falkenburg Road, #2745, Riverview, Florida 33578.

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

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, offsite utilities, stormwater management systems, water and sewer utilities, street lighting, roadway improvements, amenity facilities, and any other lawful improvements or services of the District.

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

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

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

Stephanie DeLuna, District Manager
 March 6, 13, 20, 27, 2026 26-00701H

SECOND INSERTION

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

CASE NO.: 24-CA-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; 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 are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on April 20, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 3, BLOCK 4, BUCKHORN FOURTH ADDITION, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3009 Star-mount Dr, Valrico, FL 33596
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

Kelley Kronenberg
 10360 W State Rd 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 /s/ Jordan Wainstein
 Jordan Wainstein
 FBN: 811556
 Service E-mail: ftlrealprop@kelleykronenberg.com
 File No: 5299.000049
 March 20, 27, 2026 26-00928H

SECOND INSERTION

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

Case No. 25-CA-005162
RESIDENTIAL FORECLOSURE NIKN, INC. (AS TO 50% INTEREST) AND SKY KNIGHT INVESTMENTS, LLC (AS TO 50% INTEREST)
Plaintiff, vs.

JOE BEN SIRMANS A/K/A JOEY SIRMANS A/K/A JOE B. SIRMANS, JR. A/K/A JOE BEN SIRMANS, JR., PRANCER CAPITAL CORP., ABSOLUTE RESOLUTIONS INVESTMENTS, LLC, CITY OF TAMPA, FLORIDA, AND UNKNOWN TENANTS/OWNERS,
Defendants.

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

THE WEST 2 FEET OF LOT 13, ALL OF LOT 14 AND THE EAST 3 FEET OF LOT 15, BLOCK 24, GANDY GARDENS 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 95, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4424 W. WISCONSIN AVE, TAMPA, FL 33616; including the building, ap-

purtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on May 6, 2026 at 10:00 AM.

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

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

Dated this March 17, 2026
 By: /s/ David R. Byars
 David R. Byars
 Attorney for Plaintiff
 (813) 229-0900 x
 Kass Shuler, P.A.
 1604 N. Marion St.
 Tampa, FL 33602
 ForeclosureService@kasslaw.com
 339552/2529829/DRB
 March 20, 27, 2026 26-00955H

SECOND 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, Riverview, 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 an 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 1-800-955-8770 (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

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

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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0484770000
File No.: 2026-231
Certificate No.: 2023 / 4493
Year of Issuance: 2023
Description of Property: PROGRESS VILLAGE UNIT 2 LOT 33 BLOCK 22 PLAT BK / PG: 36 / 50 SEC - TWP - RGE: 01 - 30 - 19

Name(s) in which assessed: DOLLIE, ANNIE SMITH, AND ESTATECO LLC C/O ESTATECO LLC

ESTATECO LLC AS TRUSTEE OF THE 4921 S 83RD ST LAND TRUST DATED MARCH 26, 2024 ANNIE SMITH DOLLIE HILL

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00826H

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDING

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case Number: 2026-CA-002439 IN RE: FORFEITURE OF: \$181.00 (One Hundred Eighty-One Dollars) in U.S. Currency and One (1) 2020 Toyota Camry (VIN: 4T1G11AK0LU384131)

ALL PERSONS who claim an interest in the following property: \$181.00 (One Hundred Eighty-One Dollars) in U.S. Currency and One (1) 2020 Toyota Camry (VIN: 4T1G11AK0LU384131) which was seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about February 25, 2026, in Hillsborough County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Andrew Liverman, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N McKinley Drive, Tampa, Florida 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. March 20, 27, 2026 26-00921H

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00824H

FOURTH 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
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 Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00823H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0522780000
File No.: 2026-227
Certificate No.: 2023 / 5021
Year of Issuance: 2023
Description of Property: APOLLO BEACH UNIT SIX LOT 72 BLOCK 35 PLAT BK / PG: 37 / 88 SEC - TWP - RGE: 21 - 31 - 19

Name(s) in which assessed: MARK R OLSON

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00824H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0397200000
File No.: 2026-238
Certificate No.: 2023 / 3785
Year of Issuance: 2023
Description of Property: ORAN SUBDIVISION LOT 20 AND N 1/2 OF VACATED E NORTH ST ABUTTING THEREOF PLAT BK/ PG: 29 / 42 SEC - TWP - RGE: 33 - 28 - 19

Name(s) in which assessed: NEW APOSTOLIC ST PETERS CHURCH INC THE NEW APOSTOLIC ST PETERS CHURCH INC TRUSTEES BOARD STEVEN C JORDAN SR LUCY M WALKER-JORDAN ERICA WALTERS

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00829H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0392550000
File No.: 2026-225
Certificate No.: 2023 / 3758
Year of Issuance: 2023
Description of Property: DEL RIO ESTATES UNIT NO 3 LOT 8 BLOCK 13 PLAT BK / PG: 34 / 80 SEC - TWP - RGE: 28 - 28 - 19

Name(s) in which assessed: HAWKEYE PARTNERS II LLC

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00822H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0522770000
File No.: 2026-242
Certificate No.: 2023 / 11504
Year of Issuance: 2023
Description of Property: PALMA CEIA PARK LOTS 14 AND 15 BLOCK 55 PLAT BK / PG: 4 / 58 SEC - TWP - RGE: 34 - 29 - 18

Name(s) in which assessed: S AND ABD PROPERTIES LLC S & ABD PROPERTIES LLC

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00830H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

FOURTH 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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0422940000
File No.: 2026-230
Certificate No.: 2023 / 3969
Year of Issuance: 2023
Description of Property: UCETA HEIGHTS LOTS 3 4 10 AND 11 BLOCK 4 PLAT BK / PG: 16 / 14 SEC - TWP - RGE: 11 - 29 - 19

Name(s) in which assessed: UNITED STATES OF AMERICA DEVELOPERS INC BETTIE GOODSON

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00825H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1261630000
File No.: 2026-242
Certificate No.: 2023 / 11504
Year of Issuance: 2023
Description of Property: PALMA CEIA PARK LOTS 14 AND 15 BLOCK 55 PLAT BK / PG: 4 / 58 SEC - TWP - RGE: 34 - 29 - 18

Name(s) in which assessed: S AND ABD PROPERTIES LLC S & ABD PROPERTIES LLC

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00827H

FOURTH 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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1261630000
File No.: 2026-242
Certificate No.: 2023 / 11504
Year of Issuance: 2023
Description of Property: PALMA CEIA PARK LOTS 14 AND 15 BLOCK 55 PLAT BK / PG: 4 / 58 SEC - TWP - RGE: 34 - 29 - 18

Name(s) in which assessed: S AND ABD PROPERTIES LLC S & ABD PROPERTIES LLC

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00830H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

THIRD 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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0577370000
File No.: 2026-234
Certificate No.: 2023 / 5551
Year of Issuance: 2023
Description of Property: S 125 FT OF THE E 190 FT OF DESC PROP: THAT PART OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 E OF BAYOU LESS E 50 FT FOR RD R/W SEC - TWP - RGE: 18 - 32 - 19

Name(s) in which assessed: PATRICK JOSEPH MACDONALD

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00828H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1261630000
File No.: 2026-242
Certificate No.: 2023 / 11504
Year of Issuance: 2023
Description of Property: PALMA CEIA PARK LOTS 14 AND 15 BLOCK 55 PLAT BK / PG: 4 / 58 SEC - TWP - RGE: 34 - 29 - 18

Name(s) in which assessed: S AND ABD PROPERTIES LLC S & ABD PROPERTIES LLC

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/23/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 3/5/2026

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreele Stewart, Deputy Clerk Mar. 13, 20, 27; Apr. 3, 2026 26-00830H

--- ESTATE ---

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

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

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

The date of first publication of this notice is March 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

SECOND 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 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. 732.2211, 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 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

SECOND 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 ---

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-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

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-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

SECOND 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: damian@dwardmanlaw.com
 Email 2: dmiller@dwardmanlaw.com
 E-Service: service@dwardmanlaw.com
 Attorneys for Plaintiff
 March 20, 27, 2026 26-00882H

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-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

SECOND INSERTION

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

SECOND 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 ---

SECOND 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; SOUTH FORK 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 on-line 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

SECOND INSERTION

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

SECOND INSERTION

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

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-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-000006-00005.0
 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.
 You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org
 Dated this 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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-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. Twiggs Street, Room 604, Tampa, FL 33602.
 By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 23-06150FL
 March 20, 27, 2026 26-00944H

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-013458
BANK OF AMERICA, N.A.,
Plaintiff, VS.
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. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 16th day of 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

SECOND INSERTION

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

--- ACTIONS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

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

CASE# 26-CA-000888
DIVISION: CIVIL

JOHN R. FREEHAFFER Plaintiff vs
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

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,

FOURTH INSERTION

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

FOURTH INSERTION

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

CASE# 26-CA-000888
DIVISION: CIVIL

JOHN R. FREEHAFFER Plaintiff vs
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

FOURTH 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

--- ACTIONS / SALES ---

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-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
33584ANY 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,
DEWISEES, GRANTEEES, OR OTHER
CLAIMANTS ADDRESS UNKNOWN
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWNYOU 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 notifi-
cation 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.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 33602MCCALLA 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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE
SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDACIVIL DIVISION
CASE NO. 24-CA-006678
FINANCE OF AMERICA REVERSE
LLC,**Plaintiff, vs.**
ALL UNKNOWN HEIRS,
CREDITORS, DEWISEES,
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, DEWISEES, 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 thePublic 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
33556Any 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 partici-
pate in this proceeding, you are enti-
tled, 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 sched-
uled 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 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

SECOND 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 #: 145569-0000If 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) 272-7040Please 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2024-CA-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 Final
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 highestand 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 notifi-
cation 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

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT
TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA**CASE NO.: 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
33572and 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 surplus as
unclaimed.If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the ADA Coordinator, 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

SECOND 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: UnknownYOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property in Hill-
sborough 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,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 imme-
diately thereafter; or a default will be
entered against you for the relief de-
manded in the complaint.If you are a person with a disability
who needs any accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of
certain assistance. To request such as-
sistance, please contact the 13th Judi-
cial Circuit Court's ADA Coordinator at
least seven days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven days. If you are hearing or
voice impaired, call 711.IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Hillsbor-
ough County, Florida, this 5 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. Twiggs St.
Tampa, FL 33602Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
March 20, 27, 2026 26-00877H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 25-CA-009468**LAKEVIEW LOAN SERVICING,**
LLC;
Plaintiff, v.**ROBERT SPURGEON, UNKNOWN**
TENANT #1 IN POSSESSION OF
THE PROPERTY, UNKNOWN
TENANT #2 IN POSSESSION OF
THE PROPERTY, ET.AL;
DefendantsNOTICE IS GIVEN that, in accor-
dance with the Uniform Final Judg-
ment of Foreclosure entered in the
above-styled cause in the Circuit Court
of Hillsborough County, Florida on
March 4, 2026, Victor D. Crist, Clerk
of the Circuit Court, Hillsborough, FL
will sell to the highest and best bid-
der for cash beginning at 10:00 AM at
http://www.hillsborough.realforeclose.
com, on April 6, 2026, the following
described property:THE NORTH 182.6 FEET OF
THE SOUTH 365.2 FEET OF
THE NORTHEAST QUARTER
OF THE SOUTHEAST QUAR-
TER OF THE SOUTHEAST
QUARTER OF SECTION
32, TOWNSHIP 27 SOUTH,
RANGE 21 EAST, LESS ROAD
RIGHT OF WAY, ALL LYING
AND BEING IN HILLSBOR-
OUGH COUNTY, FLORIDA.Property Address: 5411 PLESS
ROAD, PLANT CITY, FL 33565
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROMTHE 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 PROVID-
ED 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 notifi-
cation of a scheduled court proceeding if
the time before the scheduled appear-
ance is less than 7 days. Complete the
Request for Accommodations Form
and submit to 800 E. Twiggs Street, Room
604, Tampa, FL 33602. ADA Coordina-
tion Help Line (813) 272-7040; Hear-
ing Impaired Line 1-800-955-8771;
Voice Impaired Line 1-800-955-8770.Andrew Arias, FBN: 89501
MARINOSCI LAW GROUP, P.C.
Attorneys for Plaintiff
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-05123
March 20, 27, 2026 26-00915H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**CASE NO.: 25-CA-006142**
CHRISTIANA TRUST, A DIVISION
OF WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE ON BEHALF OF AGATE
BAY MORTGAGE TRUST 2015-5,
Plaintiff, v.
ANTHONY R. PASTORE, et al.,
Defendants.NOTICE is hereby given that Victor
D. Crist, Clerk of the Circuit Court
of Hillsborough County, Florida,
will on April 21, 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 Hillsbor-
ough County, Florida, to wit:Lot 10 and the West 5.30 feet
of Lot 9, Block 13, SUNSET
PARK, according to the map or
plat thereof, as recorded in Plat
Book 10, Page(s) 46, of the Public
Records of Hillsborough County,
Florida.
Property Address: 4624 W. Bay
To Bay Boulevard, Tampa, FL
33629pursuant 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, otherthan 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 fur-
ther recourse against the Mortgagor,
the Mortgagee or the Mortgagee's at-
torney.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 as-
sistance, please contact the 13th Judi-
cial Circuit Court's ADA Coordinator at
least seven days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven days. If you are hearing or
voice impaired, call 711.SUBMITTED on this 13th 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 26-00904H