

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC NOTICES ---

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Coastal Construction Group located at 6720 East Fowler Ave Suite 156 in the City of Temple terrace, Hillsborough, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 26th day of March, 2026  
Adrian Centeno Garcia  
April 3, 2026 26-01088H

**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 Oak Psychology Center located at 13014 N. Dale Mabry Hwy #816 in the City of Tampa, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of March, 2026  
Oak Psychology Center, P.A.  
Megan Barthle Herrera  
April 3, 2026 26-01089H

**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 InterLux Atelier located at 3030 N. Rocky Point Drive W., Suite 150 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of March, 2026  
InterLux Trading, LLC  
Angsumalin Wetzel  
April 3, 2026 26-01109H

**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 C&T Global Steps located at 1201 1st street sw in the City of Ruskin, Hillsborough, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 29th day of March, 2026  
Carol M Corniello  
Carol M Corniello  
April 3, 2026 26-01107H

**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 Melania Richardson Counseling located at 1032 E Brandon Blvd. #1319 in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 25th day of March, 2026  
Melania Richardson  
April 3, 2026 26-01072H

**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 Teacup and Toy Dogs located at 301 Harbour Place Drive 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 23rd day of March, 2026  
Sara Scott  
April 3, 2026 26-01106H

**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 Club Glue located at 610 E Zack St Suite 110 2243 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 31st day of March, 2026  
Chelsea Meagher  
April 3, 2026 26-01139H

**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 insightdash.xyz located at 9846 Ashburn Lake Dr in the City of Tampa, Hillsborough, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 25th day of March, 2026  
Md Mahubb Alam  
April 3, 2026 26-01074H

**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 IVRY located at 2307 SOUTH DALE MABRY HWY SUITE A in the City of TAMPA, Hillsborough, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 25th day of March, 2026  
TAMPED COFFEE LLC  
April 3, 2026 26-01073H

**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 Bella Improvements located at 4532 W Kennedy Blvd in the City of Tampa, Hillsborough, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 29th day of March, 2026  
Timothy Mackin  
April 3, 2026 26-01108H

**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 Summit Insurance of Florida located at 10737 Casa Drive in the City of River-view, Hillsborough, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 30th day of March, 2026  
Jeffrey L Smith  
April 3, 2026 26-01129H

**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 Kokopi Koalas located at 114 S Clark Ave in the City of Tampa, Hillsborough, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 31st day of March, 2026  
Canopy Creative Studios, LLC  
Amanda Calderon  
April 3, 2026 26-01128H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of IndyLu Beauty located at 8106 Abbey Mist Cv, in the County of Hillsborough, in the City of Tampa, Florida 33619 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 31 day of March, 2026.  
INDYLU, LLC  
April 3, 2026 26-01134H

**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 TAMPA SLIDERS PICKLEBALL CREW located at 13123 Tifton Drive in the City of Tampa, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 30th day of March, 2026  
PICKLEBALL 813 LLC  
Aaron Jacobs  
April 3, 2026 26-01119H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Dadzie Insurance Group located at 11441 Acacia Grove Ln, in the County of Hillsborough, in the City of Riverview, Florida 33579 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Riverview, Florida, this 31th day of March, 2026.  
BLADE HOLDINGS LLC  
April 3, 2026 26-01127H

**FIRST INSERTION**  
**Fictitious Name Notice**  
Notice is hereby given that HAR-OLD EUGENE PHILLIPS, KIMBERLY ANN PHILLIPS, OWNERS, desiring to engage in business under the fictitious name of PHILLIPS MEDICAL CONSULTANTS located at 114 E BLOOMINGDALE AVE., BRANDON, FLORIDA 33511 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 3, 2026 26-01124H

**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 Beachy Bubbles Bath Co located at 111 Flamingo Dr Suite 4 in the City of Apollo Beach, Hillsborough, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 31st day of March, 2026  
Ashley Lamberti  
April 3, 2026 26-01133H

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES.**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of POINTE GRAND INTERBAY AT TAMPA, located at 7400 INTERBAY BLVD, 33616, in the City of TAMPA, County of Hillsborough, State of FL, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.  
OWNER: HP-252126 TAMPA, LLC  
April 3, 2026 26-01094H

**FIRST INSERTION**  
**Fictitious Name Notice**  
Notice is hereby given that DT Premier Services LLC, owners, desiring to engage in business under the fictitious name of DT Junk Removal, located at 6475 Streamfield Circle, Apollo Beach, FL 33572, intends to register the said name in Hillsborough County with the Division of Corporations of the Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 3, 2026 26-01078H

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that NS Management Services 3, LLC, owner, desiring to engage in business under the fictitious name of "DI Grill" 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.  
April 3, 2026 26-01100H

**FIRST INSERTION**  
**Fictitious Name Notice**  
Notice is hereby given that Ilyne Kobrin Urbanovich, desiring to engage in business under the fictitious name of Dr Ilyne Kobrin located at 506 S Tampa Ave Unit 3 Tampa FL 33609, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 3, 2026 26-01079H

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that NS Management Services 3, LLC, owner, desiring to engage in business under the fictitious name of "1021 Bar" 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.  
April 3, 2026 26-01101H

**FIRST INSERTION**  
**Fictitious Name Notice**  
Notice is hereby given that TAMPA BAY HEALS, LLC, OWNER, desiring to engage in business under the fictitious name of ISIGUDE WELLNESS located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 3, 2026 26-01104H

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that Kiki's Treats, LLC, owner, desiring to engage in business under the fictitious name of "Kiki's" 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.  
April 3, 2026 26-01102H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Darrigo & Diaz Personal Injury Attorneys located at 4504 N Armenia Ave, in the County of Hillsborough, in the City of Tampa, Florida 33603 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 27th day of March, 2026.  
DARRIGO & DIAZ, P.A.  
April 3, 2026 26-01113H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Inverted Labs located at 400 N Tampa St Ste 1550 PMB 498647, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 25th day of March, 2026.  
STEPHENS VENTURES & TECH LLC  
April 3, 2026 26-01069H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of OINGO located at 10916 Green Harvest Dr, in the County of Hillsborough, in the City of Riverview, Florida 33578 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Riverview, Florida, this 25th day of March, 2026.  
Jonathan M Deiss  
April 3, 2026 26-01068H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 4/28/2026 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner JOSE FRANCISCO ALAMO 1997 Mariah VIN: MAB13849K697 Title: 0134134284 FL9402ST sale to be held at Shell Point Marina LLC 3340 W Shell Point Rd RUSKIN, FL 33570 vessel may be released prior to the Sale Shell Point Marina LLC reserves the right to accept /reject any or all bids  
April 3, 10, 2026 26-01123H

**FIRST INSERTION**  
**Fictitious Name Notice**  
Notice is hereby given that MAGDALA SIMS, OWNER, desiring to engage in business under the fictitious name of CROWNED LIFE CARE PLANNING & CONSULTING located at 10605 BOYETTE CREEK BLVD, RIVERVIEW, FLORIDA 33569 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 3, 2026 26-01103H

**FIRST INSERTION**  
**Fictitious Name Notice**  
Notice is hereby given that PATRICK GOITIA, OWNER, desiring to engage in business under the fictitious name of NORTHBOUND ADVISORY located at 300 W TYLER ST, UNIT 710, TAMPA, FLORIDA 33602 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 3, 2026 26-01105H

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME**  
TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Lab under which (we are) engaged in business at 9330 US-Highway 301 South, 2nd floor in Riverview, FL 33578. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Riverview, Inc. at Riverview, Hillsborough County, Florida, on 3/26/2026, Hillsborough County, Riverview, Florida  
April 3, 2026 26-01114H

**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 05/29/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.  
3GCPWBK8NG100028  
2022 CHEVROLET SILVERADO LTD C1500 CUSTO  
2C3CDZAG0LH113498  
2020 DODGE CHALLENGER SXT  
1C4RJFJG9HC635554  
2017 JEEP GRAND CHEROK  
5YFBURHE4GP557785  
2016 TOYOTA COROLLA L/LE/LE PLUS/LE P  
JTEZU5JR2F5087591  
2015 TOYOTA 4RUNNER SR5/LIMITED/PREMI  
April 3, 2026 26-01083H

**FIRST INSERTION**  
**PUBLIC NOTICE**  
"Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 935592 from Sunny Sia 9903 MAPLE ST GIBSONTON FL 33534. Application received: 2/26/2026. Proposed activity: commercial. Project name: Sunny Self Storage. Project size: 3.94 acres Location: Section 30 Township 28 South, Range 21 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.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797. TDD only 1(800)231-6103.  
April 3, 2026 26-01118H

**FIRST INSERTION**  
**NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 26-CA-003342  
In re:  
BLUE TITAN LOGISTICS, LLC,  
Assignor, to  
LARRY S. HYMAN,  
Assignee.  
**TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:**  
1. PLEASE TAKE NOTICE that on or about March 25, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by BLUE TITAN LOGISTICS, LLC, Assignor, with its principal place of business at 13920 N. Dale Mabry Hwy, Suite 2, Office 114, Tampa, FL 33618, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.  
2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.  
3. YOU ARE HEREBY FURTHER NOTICED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before July 23, 2026.  
April 3, 10, 17, 24, 2026 26-01126H

## -- PUBLIC NOTICES --

## FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY  
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 520.46 acres to serve the residential subdivision project known as The Meadows at Two Rivers Preserve. The project is located in Hillsborough, Pasco County, Section(s) 1.6,7,12,31,36, Township 27,26 South, Range 20,21 E. The permit applicant is EPGL, LLC 111 S Armenia Ave, Suite 201 Tampa, FL 33609. The Permit No. is 43034872.004.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

## NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

April 3, 2026

26-01138H

## FIRST INSERTION

NOTICE OF RESCHEDULED MEETING OF THE BOARD OF  
SUPERVISORS OF  
RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District (the "District") has rescheduled the monthly Board of Supervisors' meeting currently scheduled for **Thursday, April 23, 2026, at 10:30 a.m. to Friday, April 17, 2026, to be held at 10:30 a.m. at the Riverview Public Library, 9951 Balm Riverview Rd, Riverview, Florida 33569.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Drive, Suite 2745, Riverview, Florida 33578; Phone: (813) 533-2950 (the "District Manager's Office").

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

Reserve at Pradera Community Development District  
Rizzetta & Company, Inc.  
(813) 533-2950

April 3, 2026

26-01092H

## FIRST INSERTION

## INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for prefabricated booths for use at Raymond James Stadium.

## BID #25-12

Prefabricated Booths, Raymond James Stadium

## BID DUE DATE

Wednesday, April 15, 2026 not later than 10am

Bid packages will be available for distribution on Monday, March 30, 2026. Documents will be available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 27th Day of March 2026.

/s/ Deltecia Jones  
Procurement Manager

TAMPA SPORTS AUTHORITY

April 3, 2026

26-01084H

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/17/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2002 MERT mobile home bearing vehicle identification numbers FLHMB165348355A and FLHMB165348355B and all personal items located inside the mobile home. Last Tenant: Salvatore F. Umama and Margaret F. Umama. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

April 3, 10, 2026

26-01146H

## FIRST INSERTION

NOTICE OF BOARD MEETING  
BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **April 15, 2026, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Jason Greenwood, District Manager  
Governmental Management Services – Tampa, LLC

April 3, 2026

26-01063H

## FIRST INSERTION

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Timber Creek Community Development District (the "District") will hold a special meeting of the Board of Supervisors on April 15, 2026, at 6:00 p.m. at Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578. 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.

Timber Creek Community Development District  
Rachel Welborn, District Manager

April 3, 2026

26-01066H

## FIRST INSERTION

## REQUEST FOR QUALIFICATIONS FOR DISTRICT COUNSEL SERVICES

The South Bay Community Development District is soliciting qualified firms to provide general counsel to the District. Information about the District can be found at its website at <https://www.sbaycdd.org>. The individual or firm will be selected by the Board of Supervisors of the District. Those interested in receiving a copy of the RFQ may do so at the District's website, by requesting a copy by e-mail to: [BYOUNG@GMS-TAMPA.COM](mailto:BYOUNG@GMS-TAMPA.COM) or by phone at (813) 344-4844 ext. 107.

April 3, 2026

26-01137H

## FIRST INSERTION

DG FARMS COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF RESCHEDULED MEETING

The Board of Supervisors (the "Board") of the DG Farms Community Development District (the "District") hereby gives notice that its regular meeting originally scheduled for **Monday, April 13, 2026**, has been rescheduled to be held on **Monday, April 20, 2026, at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33570.**

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: <https://www.dgfarmscdd.org/>. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Teams at: DG Farms CDD Teams Meeting Link, Meeting ID: 244 162 886 669 1, Passcode: 3j5BW6Rd, or by dialing +1 312-667-7136, 974158700#.

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 or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager Andy Mendenhall with Kai, via phone at (813) 565-4663 or via email at [andy@hikai.com](mailto:andy@hikai.com), at least 48 hours before the meeting. 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 Manager's office.

Andy Mendenhall, District Manager

April 3, 2026

26-01136H

## FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD MEETING AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the "Board") of the Waterleaf Community Development District (the "District") will be held on **April 15, at 5:30 p.m.** at the Riverview Public Library, Room 109 A, 9951 Balm Riverview Rd., Riverview, FL 33569. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

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

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

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

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

Richard McGrath, District Manager

April 3, 2026

26-01061H

## FIRST INSERTION

NEW PORT - TAMPA BAY  
COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the New Port - Tampa Bay Community Development District ("District") will hold their regular meeting of the Board of Supervisors on **Thursday, April 16, 2026, at 1:00 p.m. at 5120 Marina Way, Tampa, FL 33611.**

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

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jane Gaarlandt, District Manager

April 3, 2026

26-01064H

## FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on April 28, 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

April 3, 2026

26-01067H

## FIRST INSERTION

## NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 04/27/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: FONTENANCY AUTO REPAIR LLC 2T3W1RFV9SC312655 2025 TOYT 15373.92 / WDDZF4JB6HA089808 2017 MERZ 9437.75 TEL: 813-697-1791 MV: MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635/

NAME: BERMEJO ROAD SERVICES LLC 1XKADP8X3DJ360970 2013 KENW 11815.42 / 3AKJHHR3JSGH0867 2018 FRHT 24589.80 / IJJV532B-6DL765409 2013 WABA 10405.64 TEL: 813-697-1791 MV: MV107171 LOCATION: 4803 16TH AVE S, TAMPA, FL 33619 /

NAME: PIPO COLLISION CENTER INC 3C63RRJL0DG563249 2013 RAM 19415.43 / 1FMJU1JT5NEA45884 2022 FORD 20494.94 TEL: 813-697-1791 MV: MV116098 LOCATION: 7216 BENJAMIN RD TAMPA, FL 33634/

April 3, 2026

26-01099H

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

**NOTICE OF WORKSHOP & BOARD OF SUPERVISORS MEETING  
FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT**

A workshop meeting of the Board of Supervisors of the Forest Brooke Community Development District will be held on **Wednesday, April 15, 2026** at 5:30 PM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 4530 Eagle Falls Place, Tampa, FL 33619. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Immediately following the budget workshop meeting, a regular board of Supervisors meeting will be held.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

Jason Greenwood  
Governmental Management Services - Tampa, LLC  
District Manager  
April 3, 2026 26-01062H

FIRST INSERTION

**Notice of Public Workshop  
Reserve at Pradera Community Development District**

The Reserve at Pradera Community Development District will hold a Budget Workshop on Thursday, April 16, 2026 at 10:30 a.m., at the office of Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Riverview, Florida 33578.

The workshop will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice of a date, time, and location to be stated on the record.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting 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 the appeal is to be based.

Reserve at Pradera CDD  
Stephanie DeLuna, District Manager  
April 3, 2026 26-01065H

FIRST INSERTION

**FICTITIOUS NAME NOTICE**

Notice is hereby given that **Tax Alpha CFO, LLC**, as sole owner, desires to engage in business under the fictitious name of "**CFO Alpha Advisory**" located in **Hillsborough County, Florida**, and intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 3, 2026 26-01148H

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 **SILVERBACK PRODUCTION** located at 10414 BENEVA 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 1st day of April, 2026  
STUDIO NASEEB LLC  
April 3, 2026 26-01144H

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 05/06/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

3TMMU52N76M002698  
2006 TOYOTA TACOMA  
DBL CAB LONG BD  
5TFEV54118X046169  
2008 TOYOTA TUNDRA  
CREWMAX/CREWMAX SR  
2T1BU4EEXBC637804  
2011 TOYOTA COROLLA  
BASE/S/LE  
1C4RJBFG0L231453  
2020 JEEP GRAND CHEROKEE  
LIMITED  
1NXBR32E36Z700701  
2006 TOYOTA COROLLA CE/LE/S  
5TBEV58198S475598  
2008 TOYOTA TUNDRA  
CREWMAX LIMITED  
JTDKN3DU2F0436396  
2015 TOYOTA PRIUS  
April 3, 2026 26-01117H

FIRST INSERTION

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

PROBATE DIVISION  
**Case #: 26-CP-000674 - Division B  
UCN: 292026CP000674A001HC  
IN RE: ESTATE OF  
JOHN DERMOT MILLAR  
a/k/a J. DERMOT MILLAR,  
DECEASED.**

The administration of the estate of John Dermot Millar a/k/a J. Dermot Millar, deceased, whose date of death was January 25, 2026 (79 years of age), is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, UCN: 292026CP000674A001HC, the address of which is Edgcomb Court-house, 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 to Creditors is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 to Creditors is April 3, 2026.

**Danielle Cartier, CPA  
Cartier Fiduciary Services,  
LLC**

5737 9th Avenue N  
St. Petersburg, FL 33710

**PERSONAL  
REPRESENTATIVE**

MACFARLANE FERGUSON &  
McMULLEN P.A.

625 Court Street, Suite 200  
Clearwater, FL 33756

Phone: 727-441-8966  
Fax: 727-442-8470

Andrew B. Sasso / FBN: 398500  
Primary Email: abs@macfar.com  
Secondary Email: lmf@macfar.com

ATTORNEYS FOR PERSONAL  
REPRESENTATIVE

April 3, 10, 2026 26-01140H

FIRST INSERTION

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

**File No. 26-CP-000710  
IN RE: ESTATE OF  
SUSAN GOLDENKRAZ PERNICK  
(A/K/A SUSAN ELLEN PERNICK),  
Deceased.**

The administration of the Estate of SUSAN GOLDENKRAZ PERNICK (a/k/a SUSAN ELLEN PERNICK), deceased, whose date of death was 07/12/2025, is pending in the 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 Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 04/03/2026.

**NEIL PERNICK,  
Personal Representative  
c/o Berlin Patten Ebling, PLLC**

8433 Enterprise Circle,  
Suite 200

Lakewood Ranch,  
Florida 34020

MATTHEW D. UNZICKER, ESQ.  
Florida Bar No. 1015962

Berlin Patten Ebling, PLLC  
8433 Enterprise Circle, Suite 200

Lakewood Ranch, Florida 34202  
Telephone: (941) 907-9022

Fax: (941) 954-9992  
Primary Email:

munzicker@berlinpatten.com  
Secondary Email:

probate@berlinpatten.com  
Attorneys for Neil Pernick,  
Personal Representative

April 3, 10, 2026 26-01142H

FIRST INSERTION

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

PROBATE DIVISION  
**File No. 26-CP-000767**

**Division A  
IN RE: ESTATE OF  
STEPHEN F. SEGUNDO, AKA  
STEPHEN FRANK SEGUNDO  
Deceased.**

The administration of the estate of STEPHEN F. SEGUNDO, AKA STEPHEN FRANK SEGUNDO, deceased, whose date of death was January 9, 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 date of first publication of this notice is April 3, 2026.

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:  
JOANNA K. SEGUNDO**

174 Cyprus Avenue  
Tampa, Florida 33606

Attorney for Personal Representative:  
/s/ Thomas D. Sims

Thomas D. Sims  
Florida Bar No. 61209

JOHNSON POPE BOKOR RUPPEL &  
BURNS, LLP

360 Central Avenue, Suite 500  
St. Petersburg, Florida 33701

Telephone: (727) 800-5980  
E-mail Address: tsims@jpfirm.com

Secondary E-mail:  
angelam@jpfirm.com

April 3, 10, 2026 26-01116H

FIRST INSERTION

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

PROBATE DIVISION  
**File No. 26-CP-000872  
IN RE: ESTATE OF  
GERALDINE E. FARINA,  
Deceased.**

The administration of the estate of GERALDINE E. FARINA, deceased, whose date of death was January 5, 2026, File Number 26-CP-000872, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: April 3, 2026.

**RICHARD N. HORNSTROM**

3401 Bayshore Blvd., Unit 702  
Tampa, FL 33629

**Personal Representative**

Jennifer N. Chapman  
Attorney for Personal Representative  
Florida Bar No. 50139

Bush Ross, P.A.  
1801 North Highland Avenue  
Tampa, FL 33602

Telephone: (813) 224-9255  
Email: jchapman@bushross.com

Secondary Email:  
darthur@bushross.com

April 3, 10, 2026 26-01091H

FIRST INSERTION

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

PROBATE DIVISION  
**File No. 24-CP-002751  
IN RE: ESTATE OF  
ROBERT GORDON BLACK,  
aka ROBERT G. BLACK  
Deceased.**

The administration of the estate of ROBERT GORDON BLACK, also known as ROBERT G. BLACK, deceased, whose date of death was February 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is: April 3, 2026.

**DEBORAH P. MASON  
Personal Representative**

138 Bloomingdale Ave  
Brandon, FL 33511

James P. Hines, Jr., Esq.  
Attorney for Personal Representative  
Florida Bar No. 61492

Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606

Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com

Secondary Email: rhartt@hnh-law.com

April 3, 10, 2026 26-01097H

FIRST INSERTION

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

PROBATE DIVISION  
**File No. 26-CP-697  
IN RE: ESTATE OF  
SAMUEL ALBERT STANFORD,  
Deceased.**

The administration of the estate of SAMUEL ALBERT STANFORD, deceased, whose date of death was November 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: April 3, 2026.

**CATHERINE RITCHEA  
Personal Representative**

1725 Silverwood Drive  
Brandon, FL 33510

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:  
nservice@hnh-law.com

April 3, 10, 2026 26-01087H

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

## --- ESTATE ---

## FIRST INSERTION

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

PROBATE DIVISION  
File Number: 26-CP-000914

Division: B  
IN RE: ESTATE OF  
KENNETH J. ENGLISH,  
a/k/a KENNETH JAMES ENGLISH,  
a/k/a KENNETH ENGLISH,  
Deceased.

The administration of the estate of Kenneth J. English a/k/a Kenneth James English a/k/a Kenneth English, deceased, whose date of death was February 10, 2026; social security number xxx xx 3293, File Number 26-CP-000914 Div: B, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 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, pursuant to F.S. §732.216-§732.228, applies or may apply, unless a written demand is made by the creditor as specified under F.S. §732.221.

The date of first publication of this notice is: April 3, 2026.

**MAUREEN ENGLISH**  
Personal Representative  
54 Porch Lane  
Pawleys Island, SC 29585  
GREGORY A. FOX  
Attorney for Personal Representative  
Florida Bar No. 382302  
FOX & FOX, P.A.  
2515 Countryside Blvd. Ste G  
Clearwater, Florida 33763  
Telephone: 727-796-4556  
Email: greg@foxlawpa.com  
April 3, 10, 2026 26-01082H

## 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-000354  
IN RE: ESTATE OF  
JOHN FERNANDO SEDANO,  
Deceased.

The administration of the estate of JOHN FERNANDO SEDANO, 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. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 732.221.

The date of first publication of this notice is April 3, 2026.

**DANIEL DAVID ROMAN-SEDANO**  
Personal Representative  
7503 Tidewater Trail  
Tampa, Florida 33619  
ELIZABETH MONEYMAKER, 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  
April 3, 10, 2026 26-01090H

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 26-CP-000890  
IN RE: ESTATE OF  
FLORENCE CHARLOTTE CABRE,  
aka FLORENCE C. CABRE  
Deceased.

The administration of the estate of FLORENCE CHARLOTTE CABRE, also known as FLORENCE C. CABRE, deceased, whose date of death was November 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: April 3, 2026.

**LOUIS HENRY CABRE**  
Personal Representative  
302 N. Matanzas 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  
April 3, 10, 2026 26-01098H

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 2026-CP-000409  
IN RE: ESTATE OF  
TRACY D. MOORE  
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: TRACY D. MOORE, File Number 2026-CP-000409.

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

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, 800 E. Twigg St., Tampa, FL, 33602.

Date of death of the decedent is: 12/06/2025.

The date of first publication of this notice is: 04/03/2026.

The second week of publication is: 04/10/2026.

**Personal Representative(s):**  
**Tiffany Daria Moore.**  
Attorney for the representative(s):  
By: /s/ Matthew T. Morrison  
Matthew T. Morrison, Esquire  
Florida Bar No. 1005203  
5121 S. Lakeland Dr, Suite 2  
Lakeland, Florida 33813  
Telephone: (863) 250-2990  
April 3, 10, 2026 26-01115H

## FIRST INSERTION

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

Probate Division  
File No. 26-CP-000629  
IN RE: ESTATE OF  
THOMAS E. HALLIS  
Deceased

The administration of the Estate of THOMAS E. HALLIS, deceased, File Number 26-CP-000629, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The decedent's date of death is January 06, 2026. 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 unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this 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, THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE.  
All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the 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 the first publication of this Notice is April 3, 2026.

**Personal Giving Notice:**  
**LAURA YAKOBICS,**  
Co-Personal Rep  
16560 Cypress Ave,  
Strongsville, OH 44136  
**GARY J. WERNER,**  
Co-Personal Rep  
9 Springer Woods,  
Edwardsville, IL 62025  
Attorney for Personal Representative:  
Cynthia E. Orozco  
Florida Bar No. 449709  
P.O. Box 47277  
St. Petersburg, FL 33743-7277  
(727) 346-9616  
email: cattorney1@tampabay.rr.com  
April 3, 10, 2026 26-01112H

## FIRST INSERTION

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

PROBATE DIVISION  
CASE NO: 26-CP-000612  
IN RE: THE ESTATE OF  
MICHAEL WILLIAM REID

The administration of the estate of Michael William Reid, deceased, whose date of death was December 22, 2025, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough - Probate Division, the address of which is the George E. Edgcomb Courthouse at 800 Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All other creditors of the decedent

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

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

NOTWITHSTANDING THE TIME 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 April 3, 2026.

**Personal Representative:**  
**Kenten Reid**  
14633 Dunrobin Drive  
Wimauma, FL 33598  
Personal Representative's Attorney  
Shane K. Warner - Of the Firm  
Attorney for the Personal Representative  
FSB # 92131  
Warner Legal  
3401 W. Cypress St., Suite 204  
Tampa, FL 33607  
Ph: (813) 470-6341  
Fax: (888) 900-2630  
Notice of Jud. R. Ad. 2.516 designated emails  
Email: swarner@swarnerlaw.com  
April 3, 10, 2026 26-01131H

## FIRST INSERTION

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

PROBATE DIVISION  
File Number 26-CP-000886  
Division O  
Florida Bar No. 144663  
IN RE: ESTATE OF  
VELMA JEAN HOLLAND  
Deceased.

The administration of the estate of VELMA JEAN HOLLAND, deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is APRIL 3, 2026.

**Personal Representative**  
**Name: CHARLOTTE STERTZER**  
Address: 7466 Cortez Rd. W.,  
Bradenton, FL 34210  
Attorney for Personal Representative  
Charles S. White, Esq., of  
CHARLES S. WHITE, P.A.  
Florida Bar No. 144663  
110 E. Reynolds St., Ste. 900  
Plant City, Florida 33563  
Tel. 813-752-6155  
Fax. 813-754-1758  
Email: cswatty@aol.com  
19394 Notice to Creditors  
April 3, 10, 2026 26-01122H

## FIRST INSERTION

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

PROBATE DIVISION  
CASE NO: 26-CP-000562  
IN RE: THE ESTATE OF  
BRIAN KEITH JACOBS

The administration of the estate of Brian Keith Jacobs, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough - Probate Division, the address of which is the George E. Edgcomb Courthouse at 800 Twigg St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All other creditors of the decedent

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

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

NOTWITHSTANDING THE TIME 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 April 3, 2026.

**Personal Representative:**  
**Hollie Jacobs**  
5809 Kumquat Court  
Tampa, FL 33625  
Personal Representative's Attorney  
Shane K. Warner - Of the Firm  
Attorney for the Personal Representative  
FSB # 92131  
Warner Legal  
3401 W. Cypress St., Suite 204  
Tampa, FL 33607  
Ph: (813) 470-6341  
Fax: (888) 900-2630  
Notice of Jud. R. Ad. 2.516 designated emails  
Email: swarner@swarnerlaw.com  
April 3, 10, 2026 26-01132H

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 2026-CP-000482  
IN RE: ESTATE OF  
JERRY W. BURK  
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.  
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: JERRY W. BURK, File Number 2026-CP-000482.

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

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, 800 E. Twigg St., Tampa, FL, 33602.

Date of death of the decedent is: 01/21/2026.

The date of first publication of this notice is: 04/03/2026.

The second week of publication is: 04/10/2026.

**Personal Representative(s):**  
**Joshua Burk and Amanda M. Jones.**  
Attorney for the representative(s):  
By: /s/ Matthew T. Morrison  
Matthew T. Morrison, Esquire  
Florida Bar No. 1005203  
5121 S. Lakeland Dr, Suite 2  
Lakeland, Florida 33813  
Telephone: (863) 250-2990  
April 3, 10, 2026 26-01143H

**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**

LV20878-V28

--- ACTIONS ---

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-001833**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANGELA MALONE, DECEASED.** et. al.

**Defendant(s),**  
 TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANGELA MALONE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
 LOT 15, BLOCK 7, BRIARWOOD UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 63-1 AND 63-2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 04/30/2026 (/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 25 2026

VICTOR D. CRIST  
 CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin  
 DEPUTY CLERK  
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@raslg.com  
 26-390576

April 3, 10, 2026 26-01070H

FIRST INSERTION

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

**Case No.: 25-CA-010091**  
**UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM J. KENNEDY, DECEASED; GISELLE KNIGHT, AS POTENTIAL HEIR OF THE ESTATE OF WILLIAM J. KENNEDY, DECEASED; ALWAYS GREEN, INC.; HILLSBOROUGH COUNTY, FLORIDA; 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.**

To the following Defendant(s):  
 Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors Trustees, And All Other Parties Claiming An Interest By, Through, Under Or Against The Estate Of William J. Kennedy, Deceased  
 3315 W. Burke St.  
 Tampa, FL 33614  
 Always Green, Inc.  
 c/o Peter C. Eells, R.A.  
 736 Island Way, Unit 704  
 Clearwater, FL 33767  
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 7 IN BLOCK 6 OF CORRECTED PLAT OF IDLE GROVE PARK UNIT #1, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 38 ON PAGE 37, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 a/k/a 3315 W Burke St, Tampa, FL 33614

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before 04/17/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this day of MAR 12 2026.

As Clerk of the Court (SEAL) By Patricia Corbin  
 As Deputy Clerk  
 Kelley Kronenberg,  
 Attorney for Plaintiff,  
 10360 West State Road 84,  
 Fort Lauderdale, FL 33324  
 April 3, 10, 2026 26-01096H

FIRST INSERTION

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

**Case No.: 26-CA-000878**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RALPH GONZALEZ A/K/A RALPH FELIX GONZALEZ, DECEASED; CYNTHIA DENISE WILLIAMS, AS POTENTIAL HEIR OF THE ESTATE OF RALPH GONZALEZ A/K/A RALPH FELIX GONZALEZ, 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.**

To the following Defendant(s):  
 UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RALPH GONZALEZ A/K/A RALPH FELIX GONZALEZ, DECEASED (RESIDENCE UNKNOWN)  
 7309 BROOKVIEW CIR, TAMPA, FL 33634

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

LOT 68, BLOCK 13, TOWN COUNTRY PARK, SECTION 9, UNIT #3, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 63, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 a/k/a 7309 BROOKVIEW CIR  
 Plaintiff, v.

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 4/10/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this day of 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  
 April 3, 10, 2026 26-01121H

FIRST INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH, FLORIDA.

**CASE No. 25-CA-012463**  
**FINANCE OF AMERICA REVERSE LLC, Plaintiff vs. LENNARD YOUNG, et al., Defendants**

**TO:**  
 LENNARD YOUNG  
 4311 EAST CLIFTON STREET, TAMPA, FL 33610  
 4211 SEABREEZE DR UNIT A709, DECATUR, GA 30032  
 7402 N 56TH STREET, TAMPA, FL 33617  
 8302 PADDLEWHEEL STREET, TAMPA, FL 33637  
 8725 DEL REY CT APT 9B, TAMPA, FL 33617  
 UNKNOWN SPOUSE OF LENNARD YOUNG  
 4311 EAST CLIFTON STREET, TAMPA, FL 33610  
 4211 SEABREEZE DR UNIT A709, DECATUR, GA 30032  
 7402 N 56TH STREET, TAMPA, FL 33617  
 8302 PADDLEWHEEL STREET, TAMPA, FL 33637  
 8725 DEL REY CT APT 9B, TAMPA, FL 33617

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 16, EAST HENRY HEIGHTS ADDITION, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 85 OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before April 29, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 24 day of March 2026.

Victor D Crist  
 As Clerk of said Court (SEAL) By: Jennifer Taylor  
 As Deputy Clerk  
 Hillsborough County Courthouse  
 800 E. Twiggs St.  
 Tampa, FL 33602  
 Prepared by: Greenspoon Marder, LLP  
 (954) 491-1120;  
 gmforeclosure@gmlaw.com  
 (25-002355-01)  
 April 3, 10, 2026 26-01095H

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-001411**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WALTER LARRY WAITRESS, JR AND JAMIE CATHLEEN WAITRESS A/K/A JAMIE WAITRESS, et al. Defendant(s),**  
**TO: WALTER LARRY WAITRESS, JR., JAMIE CATHLEEN WAITRESS A/K/A JAMIE WAITRESS,** 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 14 IN BLOCK 8, OF TOUCHSTONE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 12, 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 05/01/2026 (/30 days from Date of First Publication of this Notice) and file the original

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

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of MAR 26 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  
 25-362101  
 April 3, 10, 2026 26-01120H

FIRST INSERTION

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

**CASE NO.: 26-CA-000416**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ISAAC JAMES, JR., et al., Defendants.**

**TO:** Isaac James, Jr.  
 6954 Towne Lake Rd  
 Riverview, FL 33578  
 Isaac James, Jr.  
 7606 W. Riverchase Dr., Apt. 2806  
 Temple Terrace, FL 33637  
 Danchelle James  
 6954 Towne Lake Rd  
 Riverview, FL 33578  
 Danchelle James  
 7606 W. Riverchase Dr., Apt. 2806  
 Temple Terrace, FL 33637  
 Unknown Party in Possession 1  
 6954 Towne Lake Rd  
 Riverview, FL 33578  
 Unknown Party in Possession 2  
 6954 Towne Lake Rd  
 Riverview, FL 33578

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

Lot 2, Block 20 of OAK CREEK PARCEL 3, according to the Plat thereof as recorded in Plat Book 113, Page(s) 112-130, 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 day of MAR 18 2026.

Victor D. Crist  
 as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: Patricia Corbin  
 DEPUTY CLERK

Anthony R. Smith, Esquire,  
 the Plaintiff's attorney,  
 Tiffany & Bosco, P.A.,  
 1201 S. Orlando Ave, Suite 430,  
 Winter Park, FL 32789

April 3, 10, 2026 26-01071H

FIRST INSERTION

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

**CASE NO.: 25-CA-013146**  
**AMERIHOM MORTGAGE COMPANY, LLC, Plaintiff, v. LISA WINKLER; et al, Defendant(s).**

To the following Defendant(s):  
 JOSHUA STEVEN RICHARD WINKLER  
 (Last Known Address: 2501 WITTHY CT, TAMPA, FL 33618)  
 YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 1, BLOCK B, CEDARWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA.  
 PROPERTY ADDRESS: 2501 WITTHY CT, TAMPA, FL 33618

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 4/29/2026, 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 on 3/24/2026

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  
 April 3, 10, 2026 26-01130H

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-012939**  
**PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. NOSLEN PEREZ GOMEZ; SUNNOVA SLA MANAGEMENT LLC; GILBERTO TAMAYO; TRIBEAM CAPITAL, LLC, DBA CONCERT FINANCE; WASHINGTON ELECTRICAL SERVICE, INC.; THE UNKNOWN SPOUSE OF NOSLEN PEREZ GOMEZ; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).**  
**TO: NOSLEN PEREZ GOMEZ**  
 LAST KNOWN ADDRESS: 2918 WEST HAYA STREET, TAMPA, FL 33614  
**CURRENT ADDRESS: UNKNOWN**  
**TO: THE UNKNOWN SPOUSE OF NOSLEN PEREZ GOMEZ**  
 LAST KNOWN ADDRESS: 2918 WEST HAYA STREET, TAMPA, FL 33614

FIRST INSERTION

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(S) 19 AND 20, BLOCK 9, AVONDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 Property address: 2918 West Haya Street, Tampa, FL 33614

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief 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 day of MAR 26 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. 25-015278-1  
 April 3, 10, 2026 26-01145H

## --- SALES ---

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 2023-CA-000961**  
**THE WALLACE TRUST, UTD 102313, GERALD A. LEMOINE, TRUSTEE,**  
**Plaintiff, v.**  
**MARTHA CORREA A/K/A MARTHA LUCIA CORREA A/K/A MARTHA LUCIA CORREA-FLOREZ, et al.,**  
**Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated March 18, 2026, issued in and for Hillsborough County, Florida, in Case No. 2023-CA-000961, wherein THE WALLACE TRUST, UTD 102313, GERALD A. LEMOINE, TRUSTEE is the Plaintiff, and MARTHA CORREA A/K/A MARTHA LUCIA CORREA A/K/A MARTHA LUCIA CORREA-FLOREZ, RIGOBERTO SALDARRIAGA and BELLINGHAM OAKS HOMEOWNERS ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 21, 2026, at electronic sale beginning at 10:00 AM, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 107, BLOCK 1, BELLINGHAM OAKS, ACCORDING TO THE MAP OR PLAT THERE-

OF AS RECORDED IN PLAT BOOK 88, PAGE 52, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 7240 Bellingham Oaks Blvd., 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

## IMPORTANT

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

Dated: This 25th day of March, 2026.

Respectfully submitted,  
HOWARD LAW  
902 Clint Moore Road, Suite 220  
Boca Raton, FL 33487  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail:  
Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
22-000239-1  
April 3, 10, 2026 26-01076H

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 22-CA-010632**  
**DIVISION: F**  
**DAREK JANKOWSKI,**  
**Plaintiff, vs.**  
**1112-2022 LAND TRUST, et al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 18, 2025, and entered in Case No. 22-CA-010632 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which DAREK JANKOWSKI, is the Plaintiff and 1112-2022 LAND TRUST; THOMAS A. ESPOSITO, AS TRUSTEE OF THE 1112-2022 LAND TRUST; CASABLANCA OF CITRUS PARK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE MALDONADO; UNKNOWN TENANT #2 N/K/A ISIS TORRES 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 22, 2026 at 10:00 a.m., the following described property as set forth in said Final Judgment of Foreclosure:

LOT 24 BLOCK 1 CASA BLANCA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 11112 BLAINE TOP PLACE, TAMPA, FL 33626

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

\*\*See Americans with Disabilities Act\*\*

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

/s/ Damian G. Waldman  
Damian G. Waldman, Esq.  
Florida Bar No. 0090502  
David John Miller, Esq.  
Florida Bar No. 69995  
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@dwaldmanlaw.com  
Email 2: dmiller@dwaldmanlaw.com  
E-Service: service@dwaldmanlaw.com  
Attorneys for Plaintiff  
April 3, 10, 2026 26-01075H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 23-CA-012527**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006-HE1,**  
**Plaintiff, vs.**  
**RICHARD T. HANLEY; NANCY J. HANLEY; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 24, 2026 and entered in Case No. 23-CA-012527, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006-HE1 is Plaintiff and RICHARD T. HANLEY; NANCY J. HANLEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; 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 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 8, SUGARWOOD GROVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 26th 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.: 23-00047 SPS  
V6.20190626  
April 3, 10, 2026 26-01086H

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 29-2019-CA-005737**  
**DIVISION: J**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff, vs.**  
**ANTHONY ACOSTA, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 16, 2026, and entered in Case No. 29-2019-CA-005737 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Anthony Acosta, Christine Acosta a/k/a Christine Maley, United States of America acting through Secretary of Housing and Urban Development, City of Tampa, Florida, 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 29, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 14, BLOCK 185, TOGETHER WITH WEST 1/2 OF CLOSED ALLEY ABUTTING THEREON, OF MAP OF PART OF PORT TAMPA CITY, ACCORDING TO MAP OR PLAT THEREFORE AS RECORDED IN PLAT BOOK 1, PAGE 58 OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A 7406 S. FAUL ST., 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.

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

Dated this 27 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/ Justin Ritchie  
Florida Bar #106621  
Justin Ritchie, Esq.  
IN/19-011914  
April 3, 10, 2026 26-01111H

## FIRST INSERTION

**NOTICE OF SALE** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 25-CA-008132**  
**DIVISION: K**  
**TOWER HEIGHTS LLC, a Florida limited liability company,**  
**Plaintiff, vs.**  
**UGA STREET PROPERTIES LLC, a Florida limited liability company and CHRISTIAN NWOYE, individually,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the "Final Foreclosure of Judgment" (the "Judgment") entered on March 25, 2026, in the above-styled action in the Circuit Court of the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, the Hillsborough County Clerk of Courts, Victor D. Crist, will sell real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, to be held online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), in accordance with Chapter 45 Florida Statutes on May 15, 2026, at 10:00 A.M.:

Lot 5, LESS the West 55 feet; and All Lot 6, Block 2, C.S. MCEWEN'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, Public Records of Hillsborough County, Florida. LESS road right-of-way.

Property address: 1408 E. Dr. Martin Luther King Jr Blvd., Tampa, Florida

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date that the Hillsborough County 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 26th day of March, 2026.

/s/ John W. Landkammer  
FRANK A. LAFALCE, ESQUIRE  
Florida Bar No. 0980609  
flafalce@anthonyandpartners.com  
JOHN W. LANDKAMMER,  
ESQUIRE  
Florida Bar No.: 675547  
jlandkammer@anthonyandpartners.com

ANTHONY & PARTNERS, PLLC  
100 S. Ashley Drive, Suite 1600  
Tampa, Florida 33602  
Tel: 813-273-5616  
Attorneys for Tower Heights, LLC  
April 3, 10, 2026 26-01080H

## FIRST INSERTION

**NOTICE OF SALE** IN THE COUNTY COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 2025-CC-50154**  
**THE GRAND RESERVE CONDOMINIUMS ASSOCIATION AT TAMPA, INC.**  
**Plaintiff, vs.**  
**EDUARDO DE ANDRADE HOWARD AND UNKNOWN TENANT(S),**  
**Defendants.**

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 2025-CC-50154 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as:

Unit 3812 of The Grand Reserve, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 16005, Page(s) 672, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements..  
PARCEL ID NO.: 024202-9728 ("Property")  
Property Address: 8641 Fancy Finch Drive, Unit 104, Tampa, FL 33614

at public sale, to the highest and best bidder for cash at 10:00 a.m. on May 15, 2026 The sale shall be conducted

online at <http://www.hillsborough.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after 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. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 24th day of March 2026.

RABIN PARKER GURLEY, P.A.  
2653 McCormick Drive  
Clearwater, Florida 33759  
Telephone: (727)475-5535  
Facsimile: (727)723-1131  
For Electronic Service:  
pleadings@rpglaw.com  
Counsel for Plaintiff  
By: /s/ Jennifer Schick.  
Monique E. Parker,  
Florida Bar No.: 0669210  
Bennett L. Rabin,  
Florida Bar No.: 0394580  
Adam C. Gurley,  
Florida Bar No.: 112519  
Jennifer Schick,  
Florida Bar No.: 0195790  
10437-134  
April 3, 10, 2026 26-01077H

## 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-008773**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**THADDUS CUYLER A/K/A T. CUYLER, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 25, 2026 in Civil Case No. 25-CA-008773 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Thaddus Cuyler a/k/a T. Cuyler, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at [www.Hillsborough.realforeclose.com](http://www.Hillsborough.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 23rd day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 9, ARMENIA ESTATES RE-

VISED, according to the map or plat thereof as recorded in Plat Book 28, Page 62, 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  
25-12325FL  
April 3, 10, 2026 26-01085H

## 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  
CIVIL ACTION  
**CASE NO.: 25-CA-002352**  
**WILMINGTON SAVINGS FUND SOCIETY, PSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2022-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2022-2,**  
**Plaintiff v.**  
**MOHAMAD FAKIH; et al.,**  
**Defendant(s).**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated October 21, 2025, and the Order on Plaintiff's Motion to Reset Sale and Motion for Order Directing Clerk to Distribute Forfeited Third-Party Sale Deposit dated March 25, 2026, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 12th day of May, 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 26, BLOCK 4, WESTWOOD LAKES PHASE "1A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 82, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 14526 Weeping Elm Drive, Tampa, FL 33626.

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 31, 2026.  
BITMAN O'BRIEN, PLLC  
/s/Christopher O'Brien  
Christopher O'Brien, Esquire  
Florida Bar No.: 100334  
CO'Brien@bitman-law.com  
ismith@bitman-law.com  
610 Crescent Executive Ct., Suite 112  
Lake Mary, FL 32746  
Telephone: (407) 815-3110  
Facsimile: 407-815-2633  
Attorneys for Plaintiff  
April 3, 10, 2026 26-01135H

## FIRST INSERTION

**NOTICE OF SALE** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO. 22-CA-003327**  
**PENNYMAC LOAN SERVICES, LLC;**  
**Plaintiff, v.**  
**ROBERT A. MOORE, 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 10, 2026, Victor D. Crist, Clerk of 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 28, 2026, the following described property:

LOT 15, BLOCK C, OF DEER PARK PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE(S) 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 15906 Stags Leap Dr, Lutz, FL 33559-0000  
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  
MARINOSKY 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.: 19-12257  
April 3, 10, 2026 26-01125H

--- SALES / ESTATE ---

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. 15-CA-005863**  
**Deutsche Bank National Trust**  
**Company, as Trustee for Fremont**  
**Home Loan Trust 2005-1,**  
**Asset-Backed Certificates, Series**  
**2005-1,**  
**Plaintiff, vs.**  
**The Unknown Spouse of Maxwell D.**  
**Richard n/k/a Miriam L.**  
**Sumpter-Richard, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant  
to the Final Judgment and/or Order  
Rescheduling Foreclosure Sale, entered in  
Case No. 15-CA-005863 of the Circuit  
Court of the THIRTEENTH Judicial  
Circuit, in and for Hillsborough County,  
Florida, wherein Deutsche Bank National  
Trust Company, as Trustee for Fremont  
Home Loan Trust 2005-1, Asset-Backed  
Certificates, Series 2005-1 is the Plaintiff  
and The Unknown Spouse of Maxwell D.  
Richard n/k/a Miriam L. Sumpter-Richard;  
Bank of America, N.A.; Miriam L. Sumpter  
Richard; Christopher Richard, Miriam  
Sumpter Richard 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  
28th day of April, 2026, the following  
described property as set forth in said  
Final Judgment, to wit:

LOT 16, BLOCK 3, BEARS  
HEIGHTS SUBDIVISION, AS  
RECORDED IN PLAT BOOK

34, PAGE 24, OF THE PUBLIC  
RECORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.  
TAX ID: A0171520000

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@fljud13.org

Dated this 27th 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 # 17-F00533  
April 3, 10, 2026 26-01110H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003910**  
**IN RE: ESTATE OF**  
**CHRISTOPHER R. FERREE**  
**Deceased.**

The administration of the estate of  
CHRISTOPHER R. FERREE, deceased,  
whose date of death was September 27,  
2025, is pending in the Circuit Court for  
HILLSBOROUGH County, Florida, Probate  
Division, the address of which is P.O. Box  
33601, Tampa, FL 33601. The names and  
addresses of the personal representative and  
the personal representative's attorney are  
set forth below.

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

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

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

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

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

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

The date of first publication of this  
notice is April 3, 2026.

**Personal Representative:**

**Fabricia Moreno**  
PO Box 85042  
Hallandale Beach,  
Florida 33008  
Attorney for Personal Representative:  
/s/ Anthony S. Adelson  
Anthony S. Adelson, Attorney  
Florida Bar Number: 29531  
Adelson Law Firm  
501 Golden Isles Dr., Suite 102  
Hallandale Beach, FL 33009  
Telephone: (954) 458-9238  
Fax: (954) 962-5962  
E-Mail: anthony@adelsonlawfirm.com  
Secondary E-Mail: closings@adelsonlawfirm.com  
April 3, 10, 2026 26-01141H

FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
GENERAL CIVIL DIVISION  
**Case No: 25-CA-006832**

**Division: O**  
**TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,**  
**Plaintiff, vs.**  
**VIVIAN JACKSON;**  
**JPMORGAN CHASE BANK, N.A., Defendants,**

NOTICE IS HEREBY GIVEN pursuant to the  
Amended Final Judgment of Foreclosure dated  
03/25/2026, entered in Case No. 25-CA-006832  
of the Circuit Court of the THIRTEENTH  
Judicial Circuit in and for HILLSBOROUGH  
County, Florida, wherein TANGLEWOOD  
PRESERVE HOMEOWNER'S ASSOCIATION, INC.  
is the Plaintiff, and VIVIAN JACKSON, et al.,  
are the Defendants, Clerk of Court VICTOR  
D. CRIST of HILLSBOROUGH County, will sell  
to the highest and best bidder for cash online  
via the internet at <https://www.hillsborough.realforeclose.com>  
at 10:00 AM, on 04/27/2026 the following  
described property as set forth in said Final  
Judgment:

Lot 44, Block 7 of TANGLEWOOD PRESERVE  
PHASE 2, according to the Plat thereof as  
recorded in Plat Book 110, Page 64 through  
68, inclusive, of the

Public Records of Hillsborough County,  
Florida. Parcel I.D. No: U-35-30-19-95P-000007-00044.0 a/k/a  
11527 TANGLE STONE DR  
Folio: 051358-2584

Any person claiming an interest in the  
surplus from the sale, if any, other than the  
property owner as of the date of the notice  
must file a claim within sixty (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.

/s/ Shannon L. Zetrouer  
Shannon L. Zetrouer, Esq.  
Fla. Bar No. 16237  
ZP Legal, PLLC  
4100 Central Avenue  
St. Petersburg, Florida 33711  
Telephone- 727/440-4407  
Primary E-mail:  
szetrouer@zp-legal.com  
Secondary: cos2@zp-legal.com  
April 3, 10, 2026 26-01081H

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-011919**  
**SECTION # RF**  
**TOWNE MORTGAGE COMPANY D/B/A AMERICU MORTGAGE,**  
**Plaintiff, vs.**

**HELEN E. SMITH A/K/A HELEN SMITH;**  
**TRAX CREDIT UNION;**  
**UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT;**

**UNKNOWN SPOUSE OF HELEN E. SMITH A/K/A HELEN SMITH;**  
**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](http://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 14, LAKEWOOD ESTATES UNIT NO. 1,  
ACCORDING TO THE MAP OR PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 34, PAGE 43,  
OF THE PUBLIC RECORDS OF HILLSBOROUGH  
COUNTY, FLORIDA. PROPERTY ADDRESS: 1001  
LEISURE AVE, TAMPA, FL 33613

IF YOU ARE A PERSON CLAIMING A RIGHT  
TO FUNDS REMAINING AFTER THE SALE, YOU  
MUST FILE A CLAIM WITH THE CLERK NO  
LATER THAN THE DATE THAT THE CLERK  
REPORTS THE FUNDS AS UNCLAIMED. IF

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

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

at least (7) days before your scheduled  
court appearance or other court activity of  
the date the service is needed: Complete  
the Request for Accommodations Form and  
submit to 800 E. Twiggs Street, Room 604  
Tampa, FL 33602. Please review FAQ's for  
answers to many questions. You may contact  
the Administrative Office of the Courts ADA  
Coordinator by letter, telephone or e-mail:  
Administrative Office of the Courts, Attention:  
ADA Coordinator, 800 E. Twiggs Street,  
Tampa, FL 33602, Phone: 813-272-7040,  
Hearing Impaired: 1-800-955-8771, Voice  
impaired: 1-800-955-8770, e-mail:  
ADA@fljud13.org

Dated this 26 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  
25-04702  
April 3, 10, 2026 26-01093H

SUBSEQUENT INSERTIONS

--- TAX DEEDS / ACTIONS ---

FOURTH 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

FOURTH INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: 0488200816  
File No.: 2026-226  
Certificate No.: 2023 / 4529  
Year of Issuance: 2023  
Description of Property:  
VILLAGES OF BLOOMINGDALE  
CONDOMINIUM 5 UNIT 53106  
AND AN UNDIVIDED 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](http://www.hillsborough.realtaxdeed.com).

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

SAVE TIME



Email your Legal Notice

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

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

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

--- TAX DEEDS / PUBLIC NOTICES / ACTIONS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0502770000
File No.: 2026-232
Certificate No.: 2023 / 4756
Year of Issuance: 2023

Description of Property:
VARN'S RESUBDIVISION LOT 23 BLOCK 2
PLAT BK / PG: 18 / 59
SEC - TWP - RGE: 25 - 30 - 19

Name(s) in which assessed:
JOSE ALBINO

All of said property being in the County of Hillsborough, State of Florida.

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

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

Dated 3/5/2026

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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

Table with 3 columns: Name, Unit, and Description. Includes entries for Vincoli, Charles; Lubin, Evans; Tyson, Ricky; Castro, Sydney; Harris, Stanley; Joseph, Hyrouance; Bradley, Anthony; BROWN Jr, ALLEN; Mercy, Michaela; Norris, Katerina; Lehnert, Paul; Arnold, Felicity; Godin, Kevin; Tokos, Michelle.

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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

SECOND 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: FFLK32A11571SC,

Mar. 27; Apr. 3, 2026 26-01033H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

Table with 3 columns: UNIT, NAME, CONTENTS. Includes entries for 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0383770136
File No.: 2026-223
Certificate No.: 2023 / 3680
Year of Issuance: 2023

Description of Property:
ORANGE RIVER ESTATES UNIT III A LOT 88 BLOCK 2
PLAT BK / PG: 59 / 10
SEC - TWP - RGE: 26 - 28 - 19

Name(s) in which assessed:
BAY AREA HOMES LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

SECOND INSERTION

TITLE NO.: 0048769525, and VIN: FFLK32B11571SC, 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

Table with 3 columns: UNIT, NAME, CONTENTS. Includes entries for 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0383770136
File No.: 2026-223
Certificate No.: 2023 / 3680
Year of Issuance: 2023

Description of Property:
ORANGE RIVER ESTATES UNIT III A LOT 88 BLOCK 2
PLAT BK / PG: 59 / 10
SEC - TWP - RGE: 26 - 28 - 19

Name(s) in which assessed:
BAY AREA HOMES LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on 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

SECOND 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0577370050
File No.: 2026-234
Certificate No.: 2023 / 5551
Year of Issuance: 2023

Description of Property:
S 125 FT OF THE E 190 FT OF DESC PROP: THAT PART OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 E OF BAYOU LESS E 50 FT FOR RD R/W
SEC - TWP - RGE: 18 - 32 - 19

Name(s) in which assessed:
PATRICK JOSEPH MACDONALD

All of said property being in the County of Hillsborough, State of Florida.

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

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

Dated 3/5/2026

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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1261630000
File No.: 2026-242
Certificate No.: 2023 / 11504
Year of Issuance: 2023

Description of Property:
PALMA CEIA PARK LOTS 14 AND 15 BLOCK 55
PLAT BK / PG: 4 / 58
SEC - TWP - RGE: 34 - 29 - 18

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

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-

SECOND 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, GRANTEES, 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 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 3/4 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 this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to 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 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

SECOND 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

FOURTH INSERTION

## &lt;

## --- SALES ---

## SECOND INSERTION

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

**CASE NO. 25-CA-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, Esq.  
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](mailto:adeluca@mtglaw.com)  
E-Service: [servicefl@mtglaw.com](mailto: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 THE NORTHWEST 1/4 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; 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](mailto: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](mailto:FLCourtDocs@brockandscott.com)  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 25-F00908  
Mar. 27; Apr. 3, 2026 26-00991H

## SECOND INSERTION

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

**CASE NO. 24-CA-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 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 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](mailto: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 acomodación 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 de la Voz 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: [ADA@fljud13.org](mailto: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](mailto:ADA@fljud13.org) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lò ou gen pou w parèt nan tribinal la mwens ke 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](mailto: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](http://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](mailto: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](mailto:smills@mbkchapman.com)  
Mar. 27; Apr. 3, 2026 26-01027H

## SECOND INSERTION

**RE-NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
**IN THE CIRCUIT COURT OF THE**  
**THIRTEENTH JUDICIAL CIRCUIT**  
**IN AND FOR HILLSBOROUGH**  
**COUNTY, FLORIDA.**  
CIVIL DIVISION  
**CASE NO. 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](mailto: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](mailto:answers@dallegal.com)  
1422-185477 / GSI  
Mar. 27; Apr. 3, 2026 26-01036H

## --- PUBLIC SALES ---

## SECOND INSERTION

## ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on 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; MCCONNHA, 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, 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

## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://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

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

## SECOND 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

## SECOND 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.DAngelo@arlaw.com  
Counsel for Chulavista Landings  
Mar. 27; Apr. 3, 2026 26-01060H

## SECOND 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

## 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-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-008040 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Nidra M. 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 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 28, SOUTH HAVEN, according to the Plat thereof, as recorded in Plat Book 140, Page

65, 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  
25-12562FL  
Mar. 27; Apr. 3, 2026 26-00970H

## 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. 23-CA-015296

LAKEVIEW LOAN SERVICING,  
LLC,

Plaintiff, vs.

SANCHEZ TOMAZ BANKS A/K/A

SANCHEZ BANKS, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 15, 2026 in Civil Case No. 23-CA-015296 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Sanchez Tomaz Banks a/k/a Sanchez Banks, 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 8th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 9, Villa di Treviso, according

to the map or plat thereof, as recorded in Plat Book 101, Page(s) 65 and 66, 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  
23-06959FL  
Mar. 27; Apr. 3, 2026 26-00995H

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT,  
THIRTEENTH JUDICIAL CIRCUIT,  
STATE OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
PROBATE DIVISION  
FILE NO.: 25-CP-004316  
DIV. A  
IN RE:**

ANNA COPPOLA ESLE

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. Twigg Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

## SECOND 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.;  
REYMON 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. 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 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

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**

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

CIVIL DIVISION

CASE NO.

292021CA009333A001HC

DIVISION: E

RF-Section I

**U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE  
RMAC 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 RMAC 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:

## --- PUBLIC NOTICES / ESTATE ---

## SECOND 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

**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.  
Attorney  
Florida Bar Number: 0055321  
ALL LIFE LEGAL PA  
10009 Park Place Ave  
RIVERVIEW, FL 33578  
Telephone: (813) 671-4300  
Fax: (813) 671-4305  
E-Mail: courtfiling@alllifelegal.com  
Secondary E-Mail:  
kmarolan@alllifelegal.com  
Mar. 27; Apr. 3, 2026 26-00989H

## SECOND 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 DiGuido  
4014 West Azelee 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

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
13th JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA PROBATE DIVISION  
FILE NO: 26-CP-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 MONEYMAKER, 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

**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

## SECOND 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 ON THEM.

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

## SECOND 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.

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

## SECOND INSERTION

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

Notice is hereby given that the Varrea North Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on 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

## SECOND 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

## --- SALES ---

## SECOND INSERTION

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

**CASE NO. 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

## SECOND 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 HOMEABC 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 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 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

## SECOND INSERTION

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

**CIVIL DIVISION**  
**CASE NO. 24-CA-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

**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-

## SECOND INSERTION

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

## 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-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

## SECOND INSERTION

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

**CASE NO. 24-CA-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

## SECOND 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  
efiling@atlaslaw.com  
Attorneys for Plaintiff  
Mar. 27; Apr. 3, 2026 26-01029H

## SECOND INSERTION

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

**CASE NO.: 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 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:

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 --

## SECOND 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 OF 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

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

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

26-01005H

## SECOND 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](http://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

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

25-03133

Mar. 27; Apr. 3, 2026

26-01059H

## SECOND INSERTION

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

CIVIL DIVISION

**CASE NO. 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

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.: 19-01490 SF

V6.20190626

Mar. 27; Apr. 3, 2026

26-00990H

## 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-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](http://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

## 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-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](http://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

## SECOND INSERTION

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

GENERAL JURISDICTION

DIVISION

**CASE NO. 24-CA-007857**

**JPMORGAN CHASE BANK,**

**NATIONAL ASSOCIATION,**

**Plaintiff, vs.**

**TRUIST BANK F/K/A BRANCH**

**BANKING AND TRUST COMPANY**

**SUCCESSOR BY MERGER TO**

**SUNTRUST**

## --- SALES / ACTIONS ---

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 24-CA-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  
12574 Flagler Center Blvd. Suite 101  
Jacksonville, FL 32258  
Phone: (850) 312-1323  
Fax: (850) 213-6504  
tbrown@tbnrownlaw.com  
Attorneys for Plaintiff  
Mar. 27; Apr. 3, 2026 26-01028H

## SECOND 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](http://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

## SECOND 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, 2017, 2026  
26-01055H

## SECOND 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  
Any 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

## 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-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](http://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

## SECOND 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  
doCKETFL@quarles.com  
Counsel for Plaintiff  
Mar. 27; Apr. 3, 2026 26-00965H

## SECOND 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  
Any 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

## SECOND 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:

LOT 19, BLOCK 4, FOREST BROOKE PHASE 4B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 140, PAGES 33 THROUGH 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 17007 BLISTER WING DRIVE, WIMAUMA, FL 33598 (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  
Any 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 26-01037H

## 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-008616  
Freedom Mortgage Corporation,  
Plaintiff, vs.

Justin Price a/k/a Justin Edward  
Price, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-008616 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Justin Price a/k/a Justin Edward Price; Townhomes of Kings Lake HOA, Inc.; Chelsea Shaw a/k/a Chelsea Denisia Shaw 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 10th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 12, KINGS LAKE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGE 51, 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 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 24th 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, Esq.  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 25-F02435  
Mar. 27; Apr. 3, 2026 26-01038H

## --- ACTIONS ---

## SECOND 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: UnknownYOU 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. HOLLO-  
MAN'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,  
FLORIDAProperty 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., at-  
torney 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 publica-  
tion of this Notice, and file the original  
with the Clerk of this Court, either be-  
fore 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 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: 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

26-00966H

## SECOND 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 ac-  
tion 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  
defense, 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 serviceon the Plaintiff's attorney or immedi-  
ately thereafter; otherwise a default will  
be entered against you for the relief de-  
manded 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 notifica-  
tion of a scheduled court proceed-  
ing if the time before the scheduled  
appearance is less than 7 days. Com-  
plete the Request for Accommodations  
Form and submit to 800 E. Twiggs  
Street, Room 604, Tampa, FL 33602.  
ADA Coordination Help Line (813)  
272-7040; Hearing Impaired Line  
1-800-955-8771; Voice Impaired Line  
1-800-955-8770.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 &amp; 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

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
CIVIL DIVISION**Case No. 25-CA-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 follow-  
ing property in Hillsborough County,  
Florida:LOT 6, BLOCK 7, PANTHER  
TRACE PHASE 1A, ACCORD-  
ING 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 STAND-  
BIRDGE DR, RIVERVIEW, FL 33579  
has been filed against you and you are  
required to serve a copy of your writ-  
ten 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 be-  
fore service on the Plaintiff's attorney  
or immediately thereafter; otherwise,  
a default will be entered against youfor the relief demanded in the Com-  
plaint.AMERICANS WITH DISABILITY  
ACT If you are a person with a dis-  
ability who needs an accommodation  
in order to access court facilities or  
participate in a court proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. To re-  
quest such an accommodation, please  
contact the Administrative Office of the  
Court as far in advance as possible, but  
preferably at least (7) days before your  
scheduled court appearance or other  
court activity of the date the service is  
needed: Complete the Request for Ac-  
commodations Form and submit to 800  
E. Twiggs Street, Room 604 Tampa, FL  
33602. Please review FAQs for answers  
to many questions. You may contact  
the Administrative Office of the Courts  
ADA Coordinator by letter, telephone  
or e-mail; Administrative Office of  
the Courts, Attention: ADA Coordina-  
tor, 800 E. Twiggs Street, Tampa, FL  
33602, Phone: 813-272-7040, Hear-  
ing Impaired: 1-800-955-8771, Voice  
impaired: 1-800-955-8770, e-mail:  
ADA@fljud13.org.

Dated: February 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

## 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-011664****FREEDOM MORTGAGE**  
**CORPORATION,**  
**Plaintiff, vs.****COREY REAGAN, et al.,**  
**Defendant.**TO: COREY REAGAN, 3308 AZALEA  
BLOSSOM DR, PLANT CITY, FL  
33567UNKNOWN SPOUSE OF COREY  
REAGAN, 3308 AZALEA BLOSSOM  
DR, PLANT CITY, FL 33567CASEY LEDAY, 3308 AZALEA BLOS-  
SOM DR, PLANT CITY, FL 33567UNKNOWN SPOUSE OF CASEY LE-  
DAY, 3308 AZALEA BLOSSOM DR,  
PLANT CITY, FL 33567LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED thatan action to foreclose Mortgage cover-  
ing the following real and personal  
property described as follows, to-wit:  
LOT 43, BLOCK E, MAGNO-  
LIA GREEN - PHASE 1, AC-  
CORDING TO THE PLAT  
THEREOF AS RECORDED  
IN PLAT BOOK 109, PAGES 17  
THROUGH 24, OF THE PUB-  
LIC RECORDS OF HILLSBOR-  
OUGH 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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or immedi-  
ately 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

## 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-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 fore-  
closed 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 COUN-  
TY, FLORIDAhas been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on counsel for  
Plaintiff, whose address is 6409 Con-  
gress Avenue, Suite 100, Boca Raton,  
Florida 33487 on or before 04/22/2026  
(/30 days from Date of First Publica-  
tion of this Notice) and file the original  
with the clerk of this court either beforeservice on Plaintiff's attorney or imme-  
diately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the complaint or petition  
filed herein.THIS NOTICE SHALL BE PUB-  
LISHED 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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or immedi-  
ately 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 &amp;

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

## 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-011664****FREEDOM MORTGAGE**  
**CORPORATION,**  
**Plaintiff, vs.****COREY REAGAN, et al.,**  
**Defendant.**TO: COREY REAGAN, 3308 AZALEA  
BLOSSOM DR, PLANT CITY, FL  
33567UNKNOWN SPOUSE OF COREY  
REAGAN, 3308 AZALEA BLOSSOM  
DR, PLANT CITY, FL 33567CASEY LEDAY, 3308 AZALEA BLOS-  
SOM DR, PLANT CITY, FL 33567UNKNOWN SPOUSE OF CASEY LE-  
DAY, 3308 AZALEA BLOSSOM DR,  
PLANT CITY, FL 33567LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED thatan action to foreclose Mortgage cover-  
ing the following real and personal  
property described property:  
LOT 43, BLOCK E, MAGNO-  
LIA GREEN - PHASE 1, AC-  
CORDING TO THE PLAT  
THEREOF AS RECORDED  
IN PLAT BOOK 109, PAGES 17  
THROUGH 24, OF THE PUB-  
LIC RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA.has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it, on McCalla  
Raymer Leibert Pierce, LLP, Sara Col-  
lins, Attorney for Plaintiff, whose ad-  
dress is 225 East Robinson Street, Suite155, 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 immedi-  
ately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the complaint.If you are a person with a disability  
who needs an accommodation in order  
to access court facilities or participate  
in a court proceeding, you are entitled,  
at no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or immedi-  
ately 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

## SECOND 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 WHOLESOME**  
**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 33573CURRENT ADDRESS: UNKNOWN  
TO: KENNETH M. SMITH SR.  
LAST KNOWN ADDRESS: 9806  
LEMON DROP LOOP, SUN CITY  
CENTER, FL 33573CURRENT ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED thata 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 THERE-  
OF, AS RECORDED IN PLAT  
BOOK 4, PAGE(S) 66, OF THE  
PUBLIC RECORDS OF HILL-  
SBOROUGH COUNTY, FLOR-  
IDA.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 publica-  
tion, and file the original with the  
clerk of this court either before service  
on Plaintiff's attorney or immediately  
thereafter; otherwise, a default will be  
entered against you for the relief de-  
manded in the complaint.If you are a person with a disability  
who needs an accommodation in order  
to access court facilities or participate  
in a court proceeding, you are entitled,  
at no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or immedi-  
ately 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

## --- ACTIONS ---

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA**CASE NO.: 25-CA-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 33610-9030ALL OTHER UNKNOWN PARTIES,  
INCLUDING, IF A NAMED DEFEN-  
DANT IS DECEASED, THE PERSON-  
AL REPRESENTATIVES, THE SUR-  
VIVING SPOUSE, HEIRS, DEVISEES,  
GRANTEES, CREDITORS, AND ALL  
OTHER PARTIES CLAIMING, BY  
THROUGH, UNDER OR AGAINST  
THAT DEFENDANT, AND ALL  
CLAIMANTS, PERSONS OR PAR-  
TIES, NATURAL OR CORPORATE,  
OR WHOSE EXACT LEGAL STATUS  
IS UNKNOWN, CLAIMING UNDER  
ANY OF THE ABOVE NAMED ORDESCRIBED DEFENDANTS  
(Last Known Address)  
906 EAST CHELSEA STREET  
TAMPA, FL 33603YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:LOT 8, NEBASKA PARK, AC-  
CORDING 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. Ros-  
saler, Esquire, POPKIN & ROSALER,  
P.A., 1701 West Hillsboro Boulevard,  
Suite 400, Deerfield Beach, FL 33442.,  
Attorney for Plaintiff, whose on or be-  
fore 4/24/2026, a date which is within  
thirty (30) days after the first publica-  
tion 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 de-  
fault will be entered against you for the  
relief demanded in the complaint.If you are an individual with a dis-  
ability who needs an accommodation in  
order to participate in a court proceed-  
ing or other court service, program, or  
activity, you are entitled, at no cost to  
you, to the provision of certain assis-  
tance. 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.  
Twigg Street, Room 604, Tampa, FL  
33602 or email it to ADA@fjud13.org  
as far in advance as possible, but prefer-  
ably at least seven (7) days before your  
scheduled court appearance or other  
court activity.Upon request by a qualified indi-  
vidual with a disability, this document  
will be made available in an alternate  
format. If you need assistance in com-  
pleting this form due to your disability,  
or to request this document in an alter-  
nate 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 TaylorPrint Name if Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twigg St.  
Tampa, FL 33602Brian 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

## SECOND 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 estab-  
lished by acquiescence, on the following  
described property:BEING A PART OF LOT 28 OF  
THE REVISED MAP OF FLOR-  
IDA GARDENLAND SUBDI-  
VISION, 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 NORTH-  
WEST CORNER OF LOT 28,  
THENCE SOUTH ALONG  
THE WEST LINE OF LOT 28,  
A DISTANCE OF 906 FEET;  
THENCE SOUTH 70 DE-  
GREES, 5 MINUTES EASTTO THE ROOSEVELT RIV-  
ER; 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 BE-  
ING THE SOUTHERLY LINE  
OF A PARCEL OF LAND CON-  
VEYED TO GORDON W. AND  
MARY BRAXTON, FEBRUARY  
18, 1955 IN DEED BOOK 1858,  
PAGE 405, OF HILLSBOR-  
OUGH 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 33534has been filed against you and you  
are required to serve a copy of your  
written defenses, if any, to it, on Ghi-  
dotti | Berger LLP, Attorney for Plain-  
tiff, 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 publi-  
cation of this Notice in the Business  
Observer and file the original with  
the Clerk of this Court either beforeservice on Plaintiff's attorney or im-  
mediately thereafter; otherwise a default  
will be entered against you for the re-  
lief demanded in the complaint.This notice is provided pursu-  
ant to Administrative Order No.  
2010-08If you are a person with a disability  
who needs an accommodation in order  
to access court facilities or participate  
in a court proceeding, you are entitled,  
at no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving a notification  
of a scheduled court proceeding if the  
time before the scheduled appearance is  
less than 7 days. Complete the Request  
for Accommodations Form and submit  
to 800 E. Twigg Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.WITNESS my hand and 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 33602Ghidotti | Berger LLP,  
Attorney for Plaintiff,  
10800 Biscayne Blvd., Suite 201,  
Miami, FL 33161  
Mar. 27; Apr. 3, 2026 26-01010H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
CIVIL DIVISION**Case No. 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 33647You are notified that an action to  
foreclose a mortgage on the follow-  
ing property in Hillsborough County,  
Florida:LOT 4, BLOCK 4, NASSAU  
POINTE TOWNSHOMES AT  
HERITAGE ISLES PHASE  
2, ACCORDING TO PLATTHEREOF 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 writ-  
ten 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 immedi-  
ately 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 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, butpreferably 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. 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 Coordina-  
tor, 800 E. Twigg 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: March 5, 2026.

CLERK OF THE COURT  
Honorable Victor D. Crist  
800 Twigg Street, Room 530  
Tampa, Florida 33602  
(SEAL) By: Jennifer Taylor  
Deputy ClerkDavid R. Byars  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
328202/2532391/wlp  
Mar. 27; Apr. 3, 2026 26-01046H

## 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. 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 33850TO: 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 33846YOU 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 OT  
THE WEST 210 FEET OF  
THE SOUTHWEST 1/4 OF  
THE NORTHWEST 1/4 OFSECTION 22, TOWNSHIP 28  
SOUTH, RANGE 21 EAST, OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA, LESS ROAD RIGHT  
OF WAY.  
TOGETHER WITH A CER-  
TAIN 2003 WAVELY MOBILE  
HOME LOCATED THEREON  
AS A FIXTURE AND APPUR-  
TENANCE 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 publica-  
tion 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 immedi-  
ately 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 participatein a court proceeding, you are entitled,  
at no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving a notification  
of a scheduled court proceeding if the  
time before the scheduled appearance is  
less than 7 days. Complete the Request  
for Accommodations Form and submit  
to 800 E. Twigg Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.THIS NOTICE SHALL BE  
PUBLISHED ONCE A WEEK  
FOR TWO (2) CONSECUTIVE  
WEEKS

DATED on MAR 23 2026.

Victor D. Crist  
As Clerk of the Court  
(SEAL) By Patricia Corbin  
As Deputy ClerkJulie 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

## 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-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, DE-  
CEASED,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 par-  
ties 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, GOLF-  
WOOD ESTATES UNIT 10, AC-  
CORDING 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, BocaRaton, 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 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 request such an accommodation,please contact Court Administration  
at least 7 days before your sched-  
uled court appearance, or immedi-  
ately upon receiving a notification  
of a scheduled court proceeding if  
the time before the scheduled ap-  
pearance is less than 7 days. Com-  
plete the Request for Accommoda-  
tions Form and submit to 800 E.  
Twigg Street, Room 604, Tampa, FL  
33602. ADA Coordination Help Line  
(813) 272-7040; Hearing Impaired  
Line 1-800-955-8771; Voice Impaired  
Line 1-800-955-8770.THIS NOTICE SHALL BE  
PUBLISHED ONCE A WEEK  
FOR TWO (2) CONSECUTIVEWEEKS.  
WITNESS my hand and the  
seal of this Court at Hillsborough  
County, Florida, this day of MAR  
23 2026VICTOR D. CRIST  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Patricia Corbin  
DEPUTY CLERKROBERTSON, 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

## SECOND 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 33612Unknown Party in Possession 2  
10930 N. Aster Avenue  
Tampa FL 33612The Unknown Personal Representative  
of the Estate of Antonio Figueroa, Jr.  
a/k/a Antonio Figueroa, DeceasedLast known address: Unknown  
The Unknown Heir, Beneficiary and  
Devisee 1 of the Estate of Antonio  
Figueroa Jr. a/k/a Antonio Figueroa,  
deceasedLast known address: Unknown  
The Unknown Heir, Beneficiary and  
Devisee 2 of the Estate of Antonio  
Figueroa Jr. a/k/a Antonio Figueroa,  
deceasedLast known address: Unknown  
YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following described property in Hills-  
borough 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 SUB-  
DIVISION, 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 writ-  
ten 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 im-  
mediately thereafter; or a default will be  
entered against you for the relief de-  
manded in the complaint.

If you are a person with a disabil-

ity 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 re-  
quest 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 noti-  
fication 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 day of MAR  
23 2026Victor D. Crist  
as Clerk of the Circuit Court of  
Hillsborough County, Florida  
(SEAL) BY: Patricia Corbin  
DEPUTY CLERKNicole 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

# SAVE TIME



**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) • **Deadline Wednesday at noon • Friday Publication**

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PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

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## Business Observer

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