

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC NOTICES ---

**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 Witrix & Whimsy located at 400 N Tampa St Ste 1550 #372227, 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 07 day of April, 2026.  
Angela Chambers  
April 10, 2026 26-01218H

**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 Real Estate Common Sense located at 1609 South Alexander Street, Suite 102 in the City of Plant City, Hillsborough, FL 33566 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 1st day of April, 2026  
Lisa Spencer Consulting, LLC  
Lisa Spencer  
April 10, 2026 26-01154H

**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 You Know Before You Go located at 13139 W Linebaugh Ave #203 in the City of TAMPA, Hillsborough, FL 33626 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  
Concierge Express Services LLC  
Thomas F Murphy  
April 10, 2026 26-01157H

**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 Professional Edge Academy located at 1609 South Alexander Street, Suite 102 in the City of Plant City, Hillsborough, FL 33566 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 1st day of April, 2026  
Lisa Spencer Consulting, LLC  
Lisa Spencer  
April 10, 2026 26-01158H

**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 Best Real Estate Coach located at 1609 South Alexander Street, Suite 102 in the City of Plant City, Hillsborough, FL 33566 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 1st day of April, 2026  
Lisa Spencer Consulting, LLC  
Lisa Spencer  
April 10, 2026 26-01159H

**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 LexGrow located at 8408 Benjamin Rd, in the County of Hillsborough, in the City of Tampa, Florida 33634 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 07th day of April, 2026.  
NDQAH, LLC  
April 10, 2026 26-01229H

**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 OrganizingOccasionCo located at 1211 W Horatio St Unit B in the City of Tampa, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 7th day of April, 2026  
Sarah Capor  
April 10, 2026 26-01228H

**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 Pivot Brokerage located at 400 N Tampa St Ste 1550 in the City of Tampa, Hillsborough, NY 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 3rd day of April, 2026  
Amanda Harvat  
Amanda Harvat  
April 10, 2026 26-01198H

**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 McCardle Vending located at 1704 N 17th St, Apt. 205B in the City of Tampa, Hillsborough, FL 33605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 4th day of April, 2026  
Austin McCardle  
Austin McCardle  
April 10, 2026 26-01203H

**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 Geo-Flow Florida Exchange located at 301 W Platt St in the City of Tampa, Hillsborough, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 7th day of April, 2026  
Buisel Investments Corporation  
Buisel Investments Corporation  
April 10, 2026 26-01204H

**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 Tulum.ai located at 1910 E Palm Ave Apt 11105, in the County of Hillsborough, in the City of Tampa, Florida 33605 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Tampa, Florida, this 06th day of April, 2026.  
Steve Tran  
April 10, 2026 26-01199H

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Gregory Rawlins / SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT will engage in business under the fictitious name CAFE SOL SOLTERRA RESORT CLUBHOUSE AND AMENITY CENTER, with a physical address 3434 Colwell Ave, Suite 200 Tampa, Florida 33614, with a mailing address 5200 Solterra Blvd Davenport, FL 33837, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
April 10, 2026 26-01202H

### FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Berry Bay III Community Development District (the "District") will hold a regular meeting and public hearing on **Thursday, May 7, 2026, at 2:00 p.m., at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (the "Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report dated March 5, 2026. The proposed bonds will fund the public improvements described in the Master Report of the District Engineer dated March 5, 2026. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$124,655,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT									
ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS (1)									
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT		ANNUAL ASSMT (2)
					PRINCIPAL	ANNUAL ASSMT (2)	PRINCIPAL	ANNUAL ASSMT (2)	
Single Family 50	100	1,389,000	100.00%	1,389	\$124,655,000	\$11,073,672	\$89,744	\$7,972	
Totals		1,389,000	100.00%	1,389	\$124,655,000	\$11,073,672			

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Unit values, principal and interest assessments calculated on a per unit basis, 31 month. Maximum Capitalized Interest Period.

(2) Includes principal, interest less discounts and collection fees.

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

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

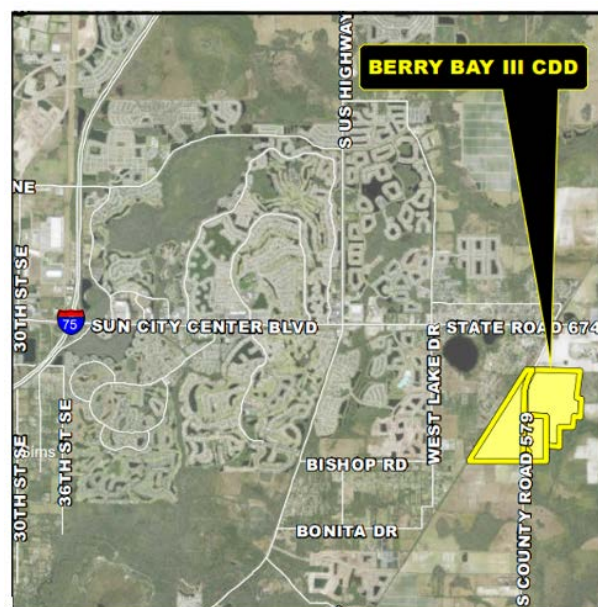
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District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

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

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Jayna Cooper, District Manager



### RESOLUTION NO. 2026-08

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

WHEREAS, the Board of Supervisors (the "Board") of the Berry Bay III Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer/Engineer's Report dated March 5, 2026 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

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

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

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated March 5, 2026, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

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

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$90,950,000** (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$124,655,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
  - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
  - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on March 5, 2026.

Attest: **Berry Bay III Community Development District**  
/S/ Jayna Cooper /S/ Carlos de la Ossa  
Printed Name: Jayna Cooper Carlos de la Ossa  
Assistant Secretary Chair of the Board of Supervisors

April 10, 17, 2026

26-01149H

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 25, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830**  
**Time: 09:30 AM**  
**Sale to be held at www.storagetreasures.com.**

0002 - Davis, Simone Jhene; 0003 - lamb, Carlisha; 0026 - Lillie, Dannette; 0067 - Lemaine, Neissa; 0087 - Rivera, Leonardo; 0103 - Rodriguez, Denisses; 0114 - Hoffman, Kristin; 0140 - Bard, Dquayvius Raheem; 0202 - Walker, William; 0206 - Baker, Antonio; 0244 - Jacquot, Roderick; 0248-Rankin, Deanna; 0254 - Cannonier, Ashennea; 0266 - Lobo, Tania; 0281 - Early, Erika; 0283 - Speer, Christopher; 0314 - Broussard, Tabatha; 0331 - Acevedo, Mark; 1032 - Brown, Keisha; 1071 - Thompson, Tina; 2005 - Duran, Denisse; 2016 - Remvidas., Jennifer; 2019 - Aranguren, Edgar G; 2040 - mays, Denesha; 3001 - Brandon, Carl; 3008-Merzius, Aleesha; 3016 - Lucas, Robert; 3022 - Newton, Linda; 3044 - Smith, Samuel; 3072 - Curry, Matthew; 3086 - Passman, Robert; 4017 - bishop, ryan; 5001 - Sheegog, Sylvester; 9058 - Baraybar, Myriam,

**PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424**  
**Time: 09:40 AM**  
**Sale to be held at www.storagetreasures.com.**

1012 - Hughes, Alexandra; 1073 - Jones, Barbra; 1075 - Keaton, Jamal; 4010 - Bodrero, Levi; 6008 - Hudson, Kyle; 6054 - mitchell, kevin; 6088 - Paylor, Annalise; 6101 - Haynes, Donnell; 6115 - Etienne, Rashad; 7019 - Ragin, Roosevelt; 7075 - Soluri, Paul J; 7076 - Mason, Tkeras; 8043 - Milburn, Mindy; 8055 - perez, michael; 8076 - Walters, James

**PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949**  
**Time: 09:50 AM**  
**Sale to be held at www.storagetreasures.com.**

0110 - Martinez, Will; 0122 - davis, freddie; 0233 - Cochran, Diana C; 0311 - Jones, Tiani Alon; 0333 - Doty, Gaye; 0405406 - Murdock, Brittany; 0417 - Javier, Eileen; 0440 - Stromquist, David; 0457 - Jett, Philip J; 0534 - Bigio, Aliyah; 0575 - davis, freddie; 0611 - Martinez, Will; 0618 - Roberts, Jeremy; 0637 - Kennedy, Tyricee; 1043 - McMillan, Bonitria; 1056 - hughes, Porche; 1067 - hughes, Porche; 1069 - Guinness, Robin; 1089 - James, Joseph; 2063 - Masa, Andrew; 2084 - Miller, Kyle; 2129 - Thompson, Quinton; 2145 - Merkler, Angela

**PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867**  
**Time: 10:00 AM**  
**Sale to be held at www.storagetreasures.com.**

01007 - Golden, Jessica; 01008 - Gunter, Keisha; 01016 - Mulrairie, Shanequa; 01019 - Rivera, Dulce M; 01025 - carnegie, Reginald; 01032 - Pasco, Melvin; 01041 - McGivery, Horesia; 01082 - Thompson, Tonyata; 01088 - Tenn, Tok; 01098 - Green, Ninkia; 01102 - Harris, Ulesia; 01112 - Jacobs, Renee; 01137 - Owens, Amanda; 01158 - Warren, Jenaisha; 01183 - Clayton, Kamryn; 02019 - Daye, Natae; 02043 - Hopkins, Jennifer; 02077 - Pitts, Zeld; 02221 - Mathews, Sammy; 03044 - Woods, Anthony; 03119 - Edmond, Sheila; 03182 - Walcott, Shuqura; 03198 - Mills, Elroy; 03275 - Ross, Victoria L.; 03288 - Williams, Brandon; 07018 - Campbell, Brittany; 08017 - Williams, Tracey; 08019 - Armour, Sharae; 09030 - Alley, Michelle; 12046 - Ferch, Carolyn; 13075 - Goodman, Reginald; 13166 - Curtis-Thomas, Camille

**PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473**  
**Time: 10:20 AM**  
**Sale to be held at www.storagetreasures.com.**

A007- Martinez, Juan; A019 - Joyal, James; B013 - Obringer, Anya; B035 - Teague, Torian; B041 - ball, chauncey; B056 - jones, christopher; B096 - Coffee, Kaleb; C018 - negron, Aileen; D011 - Thompson, John; D022 - London, Cadarrius; E075 - Hodge, Corey; E143- Morris, Peggy; E147 - PAUL, ROSELLA; E160 - Reed,

Floyd ; F008 - Davis, John; G040 - North, Grant; G063 - Smith, Akasha; G067 - BROXTON, HERMAN; G107 - MARANGOS, melissa; **PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471**  
**Time: 10:30 AM**  
**Sale to be held at www.storagetreasures.com.**

1001 - Seaborn, Alexandria; 1009 - Thomaspetit, Allanda; 1046 - Hakala, Sheryl; 1050 - Burgess, Jason; 1083 - Barfield, Joseph; 1096 - Price, Landis; 2000 - Stauss, David; 2005 - Stauss, David; 2030 - Barron, Dalton; 2130 - Swaidan, Jason; 2162 - Sussman, Terri; 3011 - Lamb, Kristopher; 3083 - Deharo, Jose; 3114 - Barfield, Joseph; 3128 - DIFALCO, AVA; 3142 - graham, Gary; 4006 - McGahan, Ann; 4038 - Flanagan, Erin; 5052 - Wilson, Takeya; 5091 - Thames, Sequanta; 5123 - Merkle, Robin; 5126 - Pickett, Charlene; 5134 - Pilcher, Sylvia; 5141 - Austin, Randall; 5202 - mcgahan, Pamela

**PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277**  
**Time: 10:40 AM**  
**Sale to be held at www.storagetreasures.com.**

1036 - Williams, Kevin; 1046 - Pettus, Kelly; 1057 - Patterson, Daevaun; 1079 - Baskins, Cristina; 1113 - dean, Jevonta; 1144 - Sexton, Lauren A; 1154 - torres, Claudio; 2000 - Thomas, Amber; 2056 - Rojas, Shimika Deal; 2058 - Rickerson, Michael; 2061 - Bibbs, Zhane; 2065 - Hoes, Angie; 2099 - Henderson, Kelli; 2125 - Dupree, Mackenzie; 2142 - Acree, Mariah; 2144 - Heflin, Naquieriah; 2177 - Almaguer, Randy; 3042 - Grace, Sharonise; 3050 - Thomas, Shayla; 3059 - III, Antonio Alvarez; 3060 - Mesidor, Markenson; 3070 - Rojas, Shimika Deal; 3073 - Jernigan, Sonja; 3088 - Al Abed, Doniquisha; 3099 - hunter, Willie; 3109 - Zuckerman, Erik; 3117 - Neal, Gaston; 3122 - Julian, Tamika; 3140 - Rivera, Nicky; 3147 - Nichols, Timieka; 3164 - Mingo, Salatheia; 3178 - Holley, Kativa; - **PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479**  
**Time: 11:00 AM**  
**Sale to be held at www.storagetreasures.com.**

A054 - Johnson, Noah; A072 - Ramjit, Adam; B050 - Boone, Yvonne; B069 - Charles, Chimere; B080 - Winters, Terry; B088 - Alvarado, Esteban; C008 - Cepero, Alberto; C028 - Jorge, Katherine; C029 - Clark, Karisma; C034 - Cacador, Sabrina D; C040 - Bearden, Emily; C044 - Velazquez, Joshua; C047 - Gonzalez - Yague, Milagros; C061 - Lopez, Manuel; C102 - Arenas, Noemi; C104 - Denmark, Sue; D006 - Cepero, Alberto; D057 - Acosta, Ashley ; D079 - Livy O's, LLC Germany, Omar; D094 - Connell, Bruce; E019 - CARLTON, DAVID; E025 - Williams, Willie; I007 - Ranson, Tanika; I011 - Boghosian, Brandon T; I031 - Redmond, Maryah; I055 - Khaled, Maysa Khaled; I059 - Legrand, Dieuvert; J007 - Elliott, Todd; J026 - williams, mike; J038 - Ball, John; J054 - Hudson, Brittany; J056 - Steward, Derrick; J063 - Walker, Jaleesa; J077 - Taylor, Jamal; J104 - Dinkins, Christina; J149 - Fickes, Drew; K009 - Ayes, Ibtisam; K010 - Rattray, Pernel; K020 - Villanueva, Carlos; K041 - Estime, Debbie; K043 - Young, Damiyah; K045 - Wright, Diamond; K057 - Muex, Gwen; K087 - hamilton, Karon; L009 - Silva, Susie; L030 - Cotton, Sherrell; L032 - Cotton, Sherrell; L057 - Marshall, Brigitte; L200 - altidor, Cecilia **PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721**  
**Time: 11:10 AM**  
**Sale to be held at www.storagetreasures.com.**

0013 - Dantzler, Tonja; 0030 - Harrisimoudy, Raymond; 0048 - Colon, Jessica; 0060 - Morales-Torres, Patrick; 0077 - V C Quality Express Notary Services Carpenter, Vickie; 0086 - Williams, Alicia; 0167 - OWENS, STAR Lynn; 0210 - Harris, Craig; 0234 - Gray, Reginald; 0278 - Dixon, Derrick; 0318 - Graham, Bobby; 0371 - Christopher, Latesha; 0386 - Martinez, Marilyn; 0445 - Murphy, Carlos; 0447 - TNT Roofing and Restoration LLC Hough, Thomas; 0453 - Atherton, Amanda; 0456 - Jones, Donald; 0469 - Boone, Shucarma; 0479 - gaskins, Van; 0503 - dozier, myshia; 0506 - Hart, Patricia; 0533 - Henry, Amber; 0550 - Ramos, Manuel; 0630 - Calderon, Ramon; 0641 - Carrington, Deshun; 0685 - Fernandez, Manuel; 0701 - Francois, Teresa; 0716 - Braxton, Christian; 0749 - Wright-DuBose, Jemilah; 0762 - Hinnant, Vera; 0835 - Elpheage, Gloria; 0842 - Higgins, Shania; 0861D - Sookoo, Jamie; 0863A - Glumm, Kenneth; 0863H - Wadyka, Theresa; 0863M - Follin, Devon; 0881 - Creaser, Brandy; 0883 - Aqua Masters Pool Services LLC lebel, Darren; 0895 - Dorn, Robert; 0921 - Adamek, Joseph; 1007 - Best, Mae; 517A - noel, Ajani

**PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511,**

(813) 302-1897

**Time: 11:20 AM**

**Sale to be held at www.storagetreasures.com.**

1002 - coira, Ashton; 1034 - pierce, tristan; 1044 - Ervin, Michelle; 1062 - Drew, Ilisha; 1070 - Pittman, Raven; 1080 - Jackson, Samantha; 1167 - Harvey, Johnasha; 117 - Fernandez, Yesenia; 1198 - Sapp, Mindy; 1223 - Hart, Victoria; 1239 - Jean-Baptiste, Sharon; 1297 - Reimert, Audrianna; 1423 - Johnson, Melissa; 1438 - serrano, Madeline; 1451 - Johnson, Maya; 1456 - Rivera, Aurolyn; 1468 - Meadows, Bryson; 1493 - Rivera, Aurolyn; 1512 - Oliver, Jennifer; 1514 - jones, Jerrod; 1515 - Kinard, Kendra; 1516 - Kappes, Nikita; 1518 - Pierce, Celena; 168 - kilgannon, Jennifer; 208 - Holderman, Deborah; 228 - espaillet, Mario; 259 - McMillan, Justin; 260 - Bliss, Mitchell; 336 - Wesley, Angelica; 407 - Sin, Moses; 424 - Sforza, Jacob; 431 - Shelton, Tanya; 447 - Ravindran, Sujaniatha; 488 - Hibler, Clayton; 565 - Check, Daniel; 604 - Perez, Dayana Figueredo; 605 - Taylor, Phillip; 615 - ellis, Ron; 623 - Castillo, Melanie; 635 - Ping Gambill, Nancy; 650 - Harless, Todd; 712 - Clements, Joshua; 839 - Burkes, Madison; 847 - Maldonado, Jc; 907 - Brown, Tom; 911 - Sullivan, Monique; 929 - Grooms, Devon; 938 - Hill, Phillip; 960 - Jayme, Christine

**PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132**  
**Time: 11:50 AM**  
**Sale to be held at www.storagetreasures.com.**

A007 - hicks, delores; A009 - Rivas, Javier Gonzalez; A029 - Polanco, Ana; B021 - Ghomari, Mustapha; B041 - Mitchell, Lenika; B047 - Hughey, Krystal; B049 - Grant, Deborah; C005 - thomas, kelly; C015 - sanchez, Aleah; C019 - simmons, Johnny; C021 - Nitche, Theresa; C024 - hunter, Willie; C047 - Jackson, Amari; D001 - coffin, raven; E005 - spellers, Pamela; E012 - Vereen, Franshawn; E016 - Jordan, Timothy; E017 - Hammonds, Sharonda; E020 - Estilien, Jonathan; E031 - carter, Doris; E034 - Archie, Rashonda; E043 - Downs, Teresa; E050 - Johnson, demetrius; E087 - Hall, Bobby; E089 - williams, Winifred Angela; E090 - Santana, Yamile; E102 - Hargrett, Devin; E104 - King, Joneisha; E112 - Evans, Eniya; E133 - Gay, Dshawna; E136 - Haynes, Roxanna; E139 - Fedrick, Maylena; E148 - STUART, DEMETRIUS; E160 - Gilbane insurance Gilbane, Max; E189 - Calloway, Quasha; F011 - mays, johnny; F016 - Latson, Jonya; F017 - Singletary, Marvin; F050 - Dudler, Shelia; F055 - Trevena, Charles; F063 - Archibald, Marlon; G007 - Lee, Cynthia; G051 - Gabriel, Rosena; G060 - Haiani, Mohamad; H003 - Koke, Alisha; H006 - kelley, Jasmine; H019 - Bryant, Wednesday; H029 - Hall, John; H033 - Sanchez, Tiana; H041 - deak, rhonda; H042 - Jennings, Angela; H054 - porter, Rushawn; J005 - Williams, DeMonica; J007 - Hassan, Tanya; J014 - Deloach, Bobby; J017 - Adams, Freddie; J028 - flowers, Adriyana; J029- Moore Jr, Darrian; J051 - Perichi, Xiomara; J063 - Courts, Hope Shantel;

**PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233**  
**Time: 12:00 PM**  
**Sale to be held at www.storagetreasures.com.**

1258A - Munoz, Jennifer; 1327A - Grimes, Faith; 1329A - Sullivan, Cherie; 1450A - Gonzalez, Luis; 1506A - Castillo, Keyla; 2003A - Ellison, Ann Marie; 2022H - Ryan Smith Smith, Ryan; 2039G - Rondon, Leoadico; 2064F - Fantazia, Georgia; 2090D - Marr, Harold; 2092D - Cantrell, Rian; 4051C - Ortez, Nestor; 4145C - Trombley, Bobbie; 4156C - BENDUS, TERESA; 5079 - Holler, Christine; 5109 - Wren, Damita

**PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769**  
**Time: 01:00 PM**  
**Sale to be held at www.storagetreasures.com.**

1021 - larry, Twanshay; 1035 - Newsome, Destiney; 1110 - Huntley, Ato; 1112 - Zezaire, Miracula; 1146 - Pieper, Bradley; 2006 - Riles, Jordan; P017 - Powell, Sykema

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

April 10, 17, 2026

26-01160H

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday April 22, 2026 @ 10:00 AM.

A-7 Shantel Woods  
 B-3 James Grady  
 D-11 James Grady  
 F-15 Sheryl Hakala  
 J-4 Clemis Dorlit  
 K-21 Miguel Martinez

April 10, 17, 2026 26-01201H

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 Vigilant Life Insurance Agency located at 9315 Mandrake Ct 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 10th day of April, 2026  
 Michael Bond  
 April 10, 2026 26-01209H

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



FIRST INSERTION

Demolition Contractor Wanted – Historic Project

Main Street Zephyrhills, a 501(c)(3) nonprofit organization, is seeking a qualified demolition contractor to remove a 1940s era Quonset Hut located at the rear of the Home Theater in downtown Zephyrhills.

Requirements:

- Demonstrated experience with historic demolition projects
- Proper licensing and insurance
- Ability to follow preservation-sensitive procedures

Interested contractors are encouraged to contact Main Street Zephyrhills to request the scope package and detailed RFP specifications.

We look forward to working with professionals who value safety, precision, and respect for historic properties.

April 10, 17, 2026 26-01219H

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 Mission Drive located at 1032 E Brandon Blvd #4445, 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 3rd day of April, 2026  
 Mission Drive Inc.  
 April 10, 2026 26-01189H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/24/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2021 CHAM mobile home bearing vehicle identification numbers FL26100PHA103800A and FL-26100PHA103800B, and all personal items located inside the mobile home. Last Tenant: Kelli Rivka Larkins. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.  
 April 10, 17, 2026 26-01235H

FIRST INSERTION

Notice of Workshop Meeting Westchester Special Dependent District

A budget workshop meeting of the Board of Supervisors of the Westchester Special Dependent District will be held on Monday, May 4, 2026, at 6:00 p.m. at the Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, FL 33626, to discuss the budget and business items of the Westchester Special Dependent District.

The agenda for this meeting may be viewed on the District's website at least 2 days before the meeting at https://www.westchestersdd.org/, or may be obtained by contacting the District Manager's office via email aaninpot@inframark.com or via phone at (656) 207-2410. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff will participate by communication media technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations in order to access and participate in the special meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the special 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 action taken at the meetings is advised that they will need a record of the proceedings and, accordingly, may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is based.

Alize Aninipot  
 District Manager  
 April 10, 2026 26-01227H

FIRST INSERTION

BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Boyette Park Community Development District ("District") will hold a regular meeting on April 27, 2026 at 6:00 p.m., at the Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Dr., Riverview, FL 33578.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 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 1-800-955-8770 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager  
 April 10, 2026 26-01208H

FIRST INSERTION

NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on April 22, 2026, at 7:00 PM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at wyynnmerewestdcd.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 byyoung@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Brian Young, District Manager  
 Governmental Management Services - Tampa, LLC  
 April 10, 2026 26-01153H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 05/04/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: VISBAL BODY SHOP INC JTMMWRWF2SD297937 2025 TOYT 15517.28 TEL:813-697-1791 MV#:MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/

NAME: JORDAN AUTO SALES LLC 5NPDH4AE8CH083115 2012 HYUN 3348.16 TEL:813-697-1791 MV#: MV115636 LOCATION: 1104 S 78TH ST, TAMPA, FL 33619-4752/

NAME: AG GOLD AUTO SALES LLC IGPWCEDXKZ106559 2019 CHEV 9496.88 / 1C6JTTBG5ML518419 2021 JEEP 15436.25 TEL:813-697-1791 MV#:MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/

NAME: FAST SERVICES FLORIDA LLC 19XFC2F82LE009109 2020 HOND 10755.93 / 4T1G11AK0NU699188 2022 TOYT 10322.42 TEL:813-6

--- TAX DEEDS / PUBLIC NOTICES ---

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>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:</p> <p>Folio No.: 0211940000 File No.: 2026-306 Certificate No.: 2023 / 1995 Year of Issuance: 2023 Description of Property: TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 3 LOTS 15 16 AND 17 BLOCK 71 PLAT BK / PG: 27 / 51 SEC - TWP - RGE: 11 - 28 - 18 Name(s) in which assessed: LAKE MAGDALENE ACADEMY INC All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p> <p>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.</p> <p>Dated 3/23/2026</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian J Salas, Deputy Clerk Apr. 10, 17, 24; May 1, 2026</p> <p>26-01170H</p>	<p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>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:</p> <p>Folio No.: 1464280000 File No.: 2026-309 Certificate No.: 2023 / 12716 Year of Issuance: 2023 Description of Property: SULPHER SPRINGS ADDITION LOT 13 BLOCK 23 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON PLAT BK / PG: 6/5 SEC - TWP - RGE: 30 - 28 - 19 Name(s) in which assessed: WOODBIDGE OPPORTUNITY FUND INC All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p> <p>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.</p> <p>Dated 3/23/2026</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian J Salas, Deputy Clerk Apr. 10, 17, 24; May 1, 2026</p> <p>26-01171H</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>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:</p> <p>Folio No.: 1576600000 File No.: 2026-323 Certificate No.: 2023 / 13736 Year of Issuance: 2023 Description of Property: STRATHMORE W 25 FT OF LOT 6 AND LOT 7 BLOCK 2 PLAT BK / PG: 11 / 82 SEC - TWP - RGE: 06 - 29 - 19 Name(s) in which assessed: ROBERT SHABAZZ JR JIBRAILE SHABAZZ HOUSTON BRADLEY MELENESE BRADLEY All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p> <p>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.</p> <p>Dated 3/23/2026</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian J Salas, Deputy Clerk Apr. 10, 17, 24; May 1, 2026</p> <p>26-01176H</p>	<p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>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:</p> <p>Folio No.: 1227560000 File No.: 2026-319 Certificate No.: 2023 / 11419 Year of Issuance: 2023 Description of Property: BEL MAR REVISED UNIT NO 11 W 40 FT OF LOT 62 AND E 50 FT OF LOT 64 PLAT BK / PG: 25 / 4 SEC - TWP - RGE: 32 - 29 - 18 Name(s) in which assessed: LUIS DE LA TORRE JR LUIS A DE LA TORRE JR All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p> <p>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.</p> <p>Dated 3/23/2026</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian J Salas, Deputy Clerk Apr. 10, 17, 24; May 1, 2026</p> <p>26-01174H</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>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:</p> <p>Folio No.: 0201230528 File No.: 2026-317 Certificate No.: 2023 / 1980 Year of Issuance: 2023 Description of Property: ANGELINA PINES LOT 14 LESS R/W PLAT BK / PG: 54 / 7 SEC - TWP - RGE: 11 - 28 - 18 Name(s) in which assessed: WEI-LANG ROMONDT SADIE KARINA ROMONDT All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p> <p>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.</p> <p>Dated 3/23/2026</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian J Salas, Deputy Clerk Apr. 10, 17, 24; May 1, 2026</p> <p>26-01173H</p>	<p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>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:</p> <p>Folio No.: 1895490378 File No.: 2026-314 Certificate No.: 2023 / 15776 Year of Issuance: 2023 Description of Property: THE QUARTER AT YBOR UNIT 8108 AND AN UNDIV INT IN COMMON ELEMENTS SEC - TWP - RGE: 18 - 29 - 19 Name(s) in which assessed: HL INVESTORS LLC All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p> <p>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.</p> <p>Dated 3/23/2026</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian J Salas, Deputy Clerk Apr. 10, 17, 24; May 1, 2026</p> <p>26-01172H</p>

FIRST INSERTION

NOTICE OF PUBLIC SALE	
<p>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p><b>PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814</b> <b>Time: 09:30 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>1007 - Cleek, Meagan; 1052 - Ortiz, Ysenia; 1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1071 - Martelly, Suzanna; 1089 - Anderson, Cameron; 1114 - Peoples, Tamara M; 1118 - Bradford, Ashley; 1131 - Raaheim, Felix; 2007 - Atkinson, Diamond; 2024 - Figueroa, Rahireca; 2028 - Jackson, Victoria; 2033 - Martin, Lourdes; 2067 - Santos, Catherine; 2072 - Fecht, Daniel; 2084 - Tutor, Kayla; 2087 - weston, Courtney; 2102 - Chang, Philip; 2114 - Roberts, Madysen; 2154 - Harlach, Robb; 2156 - Lands, Casey; 2167 - Nonnenberg, Janae; 2174 - Thurman, Michael; 2181 - The Luxe Box Ward, Amina; 2205 - Slater, Chelsea; 3002 - Figueroa, Rosa; 3062 - Brown, Scott; 3072 - Guiste, Nardine; 3080 - Niziolek, Nathan; 3138 - Brookins, Tynasha; 3140 - Batista, Keishla; 3162 - Nettles, Eva; 3195 - Homer, Sylvia; 3217 - Tampa Gardens Senior Living Ayala, Susan; 4001 - Hart, Kenneth; 4004 - Rosabal, Charlene; 5006 - Gordillo, Diana; 5011 - Kelly, Rebecca; 5013 - Turnkey Roofing of Florida Inc. Moline, Ronel <b>PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627</b> <b>Time: 09:40 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>0507 - Liles, Lilly; 0715 - Felipe, Antonio; 0802 - Way, Bernetta; 0832 - Guerra, isidro; 0834 - carlo, Nilda; 1106 - Anchondo, Hannah; 1121 - Rosario, Edwin; 1127 - Leon, Niuvis Noda; 1239 - Ashmore, Brandi; 1302 - Marquez, Roberto; 1338 - Wicker, Michael Alan; 1454 - Bolden, Samantha; 1476 - Anchondo, Debra; 1623 - Harlow, Kelsie; 1701 - Kraft, Kimberly; 1709 - Valdez, Alfredo; 1711 - Cajiao Gonzales, Andres Felipe; 9039 - Canova, Elifael <b>PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824</b> <b>Time: 09:50 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>B049 - OBrien, McKenzie; B058 - Cox, Bradley; B070 - Bernsdorff, Andrew; B086 - Rosado, Ruben Alverio; C006 - suarez, David; F007 - menendez, tino; F077 - Bowns, Isaiah; F061 - Vicente, Justyn; F081 - Soto, Tamika; F114 - Aguilair, Henry; G008 - McCrae, Brian; G020 - Shartz, Ken; G047 - Mariani, Toni; G058 - The Korporate Kuckhold Klub LLC Toye, Devin; G063 - giraldo, Maria; G089 - McCrae, Brian; G093 - McCrae, Brian; G095 - Jimenez, Angel; G102 - Ayes, Ibtisam; H038 - Allan, Scott; H057 - Lewis, Jay; H064 - Jimenez, Melissa; H075 - Jimenez, Abraham; J003 - Palacio, Jairo; J005 - Williams, Jack; J027 - Williams, Jack; J028 - ALCIN, EMMANUELLA; J029 - Clark, Larry; J077 - CARDENAS, JUAN; K058 - Turner, Antwanasha; <b>PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681</b> <b>Time: 10:00 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>1008 - Carmona, William; 1100 - Montalvo, Xavier; 1230 - Harden, Kevin; 1233 - Vega, Jerry; 1273 - Davis, Ashley; 1301 - Perez, Alexander; 1311 - Adebayo, Rene; 1335 - Dandria, Paige; 1336 - Delvalle, Nelson; 1343 - Hall, Iyana; 1345 - Fieger, Celia; 1400 - Garcia, Ezequiel; 2022 - Duncan, Shannon; 2041 - CAREY, PERIS; 2051 - bowling, lorry; 2065 - Pitchford, Ashley; 2106 - cohen, virginia; 2117 - Ramos, Amaya; 2156 - Collab System Technology Gowans, James; 2268 - White, Omar; 2279 - Loli, George; 2280 - Rodriguez, Carlos; 2299 - Naranjo, Victor; 2341 - Barker, Treasure; 2361 - BUFF, STEPHEN; 3018 - Portis, Quinessa; 3039 - BROOKS, MICHELLE; 3098 - Woodger, Winfred; 3169 - Baker, Vyennetta; 3188 - Delgado, Johanna; 3207 - Wolf JR, Richard; 3240 - Tucholski, Luke; 3290 - Sweet, Leah; 3303 - Gomes, Joao; 3325 - Alonso Arosarena, Michel; 3408 - Valentin, Carmen; 3411 - Campbell, Shaheem; 3444 - Moore, Corey; 3458 - Colon, Zayda; B151 - Johnson, Ray; C043 - Davidson, Ewan; C067 - Green, Joshua; D104 - Rodriguez, Angel M; E022 - Jackson, Sandra; E078 - Edwards, Shannon; E079 - Cano, Priscilla; E080 - Archibald, Trimicia; F077 - Telugu Association Of Florida Reddy, Manish; F114 - Smith, Natalie; F115 - Duncann, Monica; F134 - Porter, Ericka; <b>PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137</b> <b>Time: 10:10 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>A011 - Menyenga, A017 - Freeman, Earl; Cindy; A024 - Stroud, Rudolph; A048 - patlan, Angela; A051 - Concepcion, Jonathan; A058 - Tonge, Veron; A060 - Tonge, Veron; B016 - union, Lashante; B019 - Morales-Espinoza, Adrian Adrian; B053 - Kelly, Mary; B058 - Rivera, Sheila; B064 - Morehead, Entoile; B065 - Fields, Jer'vione; B065 - Schreiber Cicelia; C018 - Bender, Brittany; C033 - Curtis, Donte; C040 - Willis, Tamika; C056 - Fonseca, Jesus; C061 - Buckley, Christopher; C084 - Brown, Sierra; C089 - White, Justin; C090 - Freeman, Lawren; C097 - knighton, Stacey; C100 - Brooks, Amanda; C110 - ROBINSON, NICOLE; C122 - Williams,</p>	<p>Veronica; C127 - Velez, Jose; C131 - leon, Ludyn Marin; C132 - Johnson, Kenny; D023 - fryer, marilyn; D031 - Bethune, Anthony; D053 - natareno, Marta cabrera; D061 - natareno, Marta cabrera; D064 - Rios, Felix; D072 - Buzek, Brandi; D073 - Gholson, Clinton; D117 - Simmons, Arnold; D130 - garcia, steven; D137 - nourot, peter; E062 - Thomas, Jeny; E071 - poole, Brianna; E083 - Marc, Pirrus; P006 - Schuttler, Jeremy; <b>PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985</b> <b>Time: 10:20 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>1012 - howisen, Orrin; 1107 - ARANGO RAIGOSA, CARLOS; 1133 - SORIANO PACEIRO, RAFAEL; A010 - Etienne, Shalda; A014 - Boyle, Shery A; C006 - MARTINEZ, BRIANA; C023 - MALDONADO BAEZ, ANGELIS; C046 - Alves, Chanan; C062 - Black, Crystal; C071 - MARQUEZ DIAZ, DAYLIN; C039 - strickland, Bill; D055 - potter, Leah; D075 - Kaemmer, Joel; D079 - strickland, Bill; F039 - Carr, Lisa <b>PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466</b> <b>Time: 10:40 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>A027 - Collins, Reginald; A038 - Francis, Javid; A041 - Peterson, Clairmesh; A057 - Nadeem, Sayyed; A075 - Torres, Shirly; B013 - Moore, Stephen; B033 - Richardson Brown, Gloria; B043 - Grizzaffe, Thomas; B048 - DeJesus, Daniela; B050 - Holder, Clifton; B056 - Peele, Scott; B077 - Maxwell, Rachel; C002 - zatarain, Jon; C004 - Machado, David; D005 - Spurlock, Joshua; E002 - Upshaw, Tiffany; E005 - bray, Peyton; F006 - Triana, Yanellys; F014 - russ, Willie; F019 - Jones, Darrell; G004 - Mainer, Edrick; H001 - James, Anita; H054 - Calderon, MarQuesa; H055 - gomez, Domingo; I001 - hudson, Jalen; I002 - White, Gabrielle; I006 - Grafton, Anthony; I021 - Bradley, Tonisha; I026 - Prescott, Tai; I045 - Hammon, Heather; I052 - Lindsey, MarQuesa; J009 - Washington, Sheila; J011 - Tatum, Carlos; J020 - Reid, Kaseem; J044 - Wheeler, Brittany; J046 - Butler, Britney; J047 - HEDGES, CHARLENE; J056 - Chikalwala, Monica; J060 - johnson, Mickey; J073 - Powell, Wilbert; J082 - Perales, Maria; K014 - Sampson, Eric; P022 - Burke, Robert; P023 - Total Haul Solutions LLC Rodriguez, Ernesto; P036 - Klock, Brian; P039 - Total Haul Solutions LLC Rodriguez, Ernesto <b>PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182</b> <b>Time: 10:50 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>0121 - A&amp;A Skyline Construction LLC Ramessar, Bharatkoemar; 0132 - Arenas, Rodolfo; 0206 - Howard, Whitney; 0216 - Herndon, Noah; 0228 - Lookedoo, Kristin; 0234 - Broner, Kristin; 0247 - Carranza, Marlo; 0252 - Singletary, Persephanie; 0302 - adisme, Nadia; 0315 - lecount, LaQueta; 0342 - huggins, james; 0348 - Reed, Darlene; 0352 - Mcneil, Lashon R; 0356 - Gray, Tonia; 0361 - Garcia, Elson; 0370 - Francoise, Ezzaira; 0404 - Lovings, Candice; 0406 - Livingston, Aaliyah; 0431 - Hiciano, Yvette; 0444 - Concepcion, Jonathan; 0521 - Williams, Ameera; 0523 - Lockett, Angel; 0527 - branch, khaliq; 0547 - Jeven, Eric; 1032 - Baldwin, Kimberly; 1035 - Bouyer-Evans, Akira; 1052 - montes, alfredo; 1063 - Jr, Rigoberto Urbina; 1069 - Otero, William; 1082 - FLETCHER, ALCIA; 1111 - Paredes Villanueva, Elvin; 1120 - Bryant, Timothy; 1121 - Neiro, John; 1123 - Arnold, Jeffrey T; 1133 - Broner, Kristin; 1140 - cruz, sintia; 1146 - Banducik, Merrick; 1175 - James, Trekel; 1222 - Naranjo, Dianelis Macias; 1238 - Brown, Mekala; 1259 - Reed, Dwyane; 1261 - Smith, Nola; 1273 - Robinson, Chandra; 1301 - Griffin, Courtesan; 1305 - Duran, Raquel; 1323 - Mckay, Jade; 1344 - Smith, Darcelia; 1351 - Pratts, Marelyn; 1354 - Ezzahi, Francheska; 1361 - Cleveland, Tiffany; 1382 - Worthy, Jayme D; 1384 - Lyon, Shellafunn; 1422 - brogle, Kyla; 1450 - Bazan, Kaytlin; 1452 - jones, Cenyah; 1454 - gaffney, Kesha; 1464 - thomas, Sheronda; 1477 - norton, tuneka; 1500 - Keger, Cheryl; 1501 - Pringle, Taaj; 1510 - rich, steven; 1515 - Villegas, Luis; 1519 - Taylor, Cherie; 1530 - kindred, Anias; 1535 - Jobe, Glenda; 1546 - Knight, Tamara; RV007 - Desir, Lucxon; RV018 - MITCHELLANDERSON, SHERISSEE; <b>PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129</b> <b>Time: 11:00 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>0009 - Church, Jazmine; 0018 - Patterson, Toni; 0116 - Wisconsin, Natalie; 0119 - Hoeksema, Justin; 0149 - Carr, Mark; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0216 - Odicio, Mays; 0308 - Arch, Samantha; 0331 - Hausburg, Dartanya; 0342 - Reinaldo, Elonia; 0407 - Bisnath, Christian; 0413 - Aldea, Juan; 0427 - Jackson, Kee; 0446 - bloise, hansen; 0559 - Francis, Diana; 0565 - Poveda Marmolejo, Jesus; 0620 - SR, ARNULFO CEPEDA; 0649 - Francia, andrea; 0704C - Mcintosh, Kyle; 0704E - Zubillaga, Andres; 0816 - Diaz, Maria; 0818 - Nina, Eliu; 1002 - Baker, Zakei; 1064 - Arroyo, Ginina; 1070 - Quintano, Felipe <b>PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139</b> <b>Time: 11:10 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>A0209 - Mitchell, Kenya; A0247 - Johnson, Erika; A0265 - Jackson, Mavis; A0291 - Machado, Chabelys; A0302 - Marinn Restrepo, Johny; A0305 - Cooper, Samson; A0328 - Morales, Antonio; A0346 - Dueno, Rossangela; A0451 - Rivera, Clarisol; A0456 - Keith, Lyndriss; A0482 - Dallas, Jacoby; A0497 - ortiz, Evaristo; A0501 - Milton, Gayle; A0502 - Deck, Kendra; A0507 - Lane, Theodis; A0527 - McCaskill, Gary; A0562 - Francia, Andrea; A0572 - franklin, Nakira; B0156 - Beck,</p>

<p>Chris; C0603 - Gutierrez, Christian; C0624 - Hayes, Josephine A; C0656 - Buckner, Justin; C0666 - canty, Shena; C0668 - Melendez Jr, Michael; C0682 - Cobb, Latrell; C0702 - Wade, Jonathan; C0761 - Gordon, Shantia; C0766 - Pittman, Dwayne <b>PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832</b> <b>Time: 11:20 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>1141 - hill, Honesty; 1156 - Nunez, Maria; 1182 - Jackson, Mavis; 1213 - Brooks, David; 1248 - Hepburn, Bryce; 1314 - Balarinni, Marinela; 1410 - Smith, Bree; 1417 - Conley, Emily; 1503 - moreira, Vander; 1529 - crum, A S; 1533 - Walser, Tanja; 2012 - Jordan, Wayne; 2022 - Mayea, Yasser; 2052 - Rodriguez Diaz, Rancel; 2101 - Tellez, Mariela a; 2123 - Wilson, Shontell; 2171 - Freeman, Michael; 2196 - Alfonso, Pedro; 2224 - martinez, Jose; 2228 - Gamarra, Marcelo; 2236 - Ead, Michael; 4105 - Bedoya, Andres; 4303 - Professional Plastering and More LLC Ordaz, Carlos; 4307 - Bradwell, Andrea; 4308 - Rayavarapu, Meenakshi; 4414 - Francia, Jdyn; 5003 - Jr, Ryan Moore; 5102 - Ambrose, Chelsea A; 5106 - Collazo, Alex; 5114 - Miranda, Nelson; 5409 - Mervil, Vilner <b>PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098</b> <b>Time: 11:40 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>1002 - Williams, Darnelle; 1006 - Williams, Darnelle; 1033 - Sutton, Kathi; 1053 - Gaitan, Maria Victoria; 1114 - Figueroa, Diana; 1165 - RILEY, JOHN; 1202 - Rankin, Jessica; 1227 - Ortiz, Auderline; 1235 - Grajales, Gerardo; 1255 - Gallagher-Kelloway, Dione; 2010 - Thomas, Christopher; 2018 - Klapproth, Donald; 2037 - Noble, Lorraine; 2045 - Camacho, Melanie; 2062 - Rios, Norma; 2064 - Lopez, Claudia; 2076 - Acevedo, Ruben; 2137 - Jackson, Abraham; 2161 - Miranda Acevedo, Juan Carlos; 2170 - Spears, Toleah; 2217 - Genesis Animal Care Geltzer, Stephen; 2241 - jackson, anthony; 2254 - Patino, Gustavo; 2272 - Romero, Geilys; 2375 - Mehl, Candyce; B011 - Bloomer, Chanti; B014 - Shipman, Jamar <b>PUBLIC STORAGE # 29319, 5876 Curley Rd, Wesley Chapel, FL 33545, (916) 957-1861</b> <b>Time: 11:50 AM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>1002 - petersen, corleen; 108 - khalil, YOUSEF; 1309 - Aponte, Eugenio Tor; 2002 - Holder, Carlisa <b>PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752</b> <b>Time: 12:10 PM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>0106 - Rao, Adarien; 0107 - III, Lucius Gibson; 0222 - III, Lucius Gibson; 0237 - Jackson, Danielle; 0434 - AIC STRATEGIES Rao, Adarien; 0445 - Perez, Guillermo; 1028 - Shepard, Celeste; 2010 - Akinrimisi, Faderera; 2019 - Garcia, Omayra; 2028 - III, Lucius Gibson; 3038 - Hill, Henry; 3056 - Burrows, Alicia; 3060 - Dawkins, Susan; 3137 - Berry, Daniele; 3155 - Bravo, Joselin; 3169 - III, Lucius Gibson; 3223 - Hires, Danielle; 3234 - Rodriguez, Linda <b>PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473</b> <b>Time: 12:15 PM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>1027 - Wallace, Anthony; 1029 - Tomer, Terrell; 1038 - saez, Mara; 1052 - Cooke, Delgado; 1077 - Reynaert, Eva; 1138 - Gonzalez, Kiroksa; 1153 - harvey, Gillie; 1155 - RODRIGUEZ, FELIPE BEJARANO; 2011 - Clement, Jenni; 2014 - Contreras, Joy; 2032 - McQuay, Marla; 3016 - Black, Sarah; 3021 - Scott, Tyrrell; 3061 - Inoa, Sonia; 3062 - Williams, Keesha; A028 - Poats, Michael; A040 - Franz, Mary; A049 - Crespo, Melissa; A075 - kay, Melissa; A079 - Monroe, Kenya; B202 - Williams, Stephanie; B203 - Olivares, Andrea; B207 - Thomas, Elyse; B235 - Leon-Garcia, Paola; C315 - white, Shanequa; C329 - rivero, Luis; C339 - Jackson, Lawrence; C354 - Soto, Edwin; C360 - luna, Catherine; C363 - Fraser, Rhone; D415 - Alonso, Eduardo; E524 - Muldowney, Timothy; E548 - Oakes, Allison; E558 - Hart, Kenneth; E559 - Smith, Michael; F613 - mason, Tesa; F618 - danielis, Leroy; F655 - BALMES, WILLIAM; H804 - sforza, michael <b>PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016</b> <b>Time: 12:15 PM</b> <b>Sale to be held at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>.</b></p> <p>0113 - Fernald, Wayne; 0144 - Bonilla, Matthew; 0160 - Ferraro, Jared; 1041 - Johnson, Rebecca; 1113 - williams, Arkadi; 1163 - Hall, Sandra; 1204 - Hunt, Shayne; 226 - Moley, Ariyanna; 248 - Seigler, Chris; 257 - Edwards, Jenneh; 266 - LUCAS, LAINEY; 336 - RIVERA, HEIDY LIZZETTE; 713 - Hayes, Julian; 736 - Balco, Craig; 746 - Rodriguez, Kayla; 764 - King, Larry; 807 - Deleon, Maximo; 828 - Hair Therapy for Women Russell, Brian; 881 - Siciliano, Daniel; 921 - PETRUCCELLI, CHRIS; 931 - Harbart, Tamara; 934 - Douglas, Lance; 981 - Lancaster, Byron</p>	<p>Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.</p>
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## --- TAX DEEDS / PUBLIC NOTICES / ESTATE ---

## FIRST INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: 1554260000  
File No.: 2026-321  
Certificate No.: 2023 / 13511  
Year of Issuance: 2023

Description of Property:  
BELLMONT HEIGHTS LOT 5 BLOCK 14 TOG WITH A PORTION OF LOT 4 DESC AS COM AT THE NE COR OF LOT 5 BLK 14 AND PROCEED S 0 DEG 4 MIN 34 SEC W A DIST OF 18.00 FT TO POB THN PROCEED N 90 DEG E A DIST OF 3.70 FT THN S 0 DEG 4 MIN 34 SEC W A DIST OF 72.00 FT TO THE BEG OF A CURVE TO THE SW HAVING A RAD 3.70 FT AND A CHD BRG S 45 DEG 2 MIN 17 SEC W FOR A DIST OF 5.24 FT WITH A DIST OF 5.82 FT THN N 0 DEG 4 MIN 34 SEC E A DIST OF 75.70 FT TO POB PLAT BK / PG: 4 / 83

SEC - TWP - RGE: 05 - 29 - 19  
Name(s) in which assessed:  
TOP NOTCH  
CONSTRUCTION OF  
TAMPA BAY INC

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) 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 3/23/2026

Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Adrian J Salas, Deputy Clerk  
Apr. 10, 17, 24; May 1, 2026  
26-01175H

## FIRST INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: 0152220110  
File No.: 2026-470  
Certificate No.: 2023 / 1448  
Year of Issuance: 2023

Description of Property:  
CRENSHAW ACRES THAT PART OF LOT 20 DESC AS FOLLOWS COMM AT NE COR OF LOT 20 FOR POB RUNS 00 DEG 12 MIN 50 SEC W 455.48 FT THN S 89 DEG 47 MIN 10 SEC E 95.81 FT THN S 16 DEG 30 MIN 23 SEC E 164.91 FT THN S 31 DEG 28 MIN 01 SEC E 23.60 FT THN S 15 DEG 20 MIN 36 SEC W 34.89 FT THN S 17 DEG 30 MIN 55 SEC E 19.50 FT THN S 21 DEG 04 MIN 11 SEC W 105.92 FT THN N 85 DEG 27 MIN 24 SEC W 358.98 FT TO PT ON W BDRY OF LOT 20 THN N 00 DEG 14 MIN 31 SEC E 357.61 FT THN S 89 DEG 55 MIN 48 SEC E 224.99 FT THN N 00 DEG 13 MIN 00 SEC E 399.62 FT THN S 89 DEG 15 MIN 18 SEC E 18 FT TO POB LESS THE FOLLOWING DESC PARCEL: A PORTION OF LOT 20 DESC AS THE FOLLOWS COMMENCE AS THE NORTH-EAST CORNER OF LOT 20 OF CRENSHAW ACRES PLAT BOOK 29 PAGE 20 RUN THN N 89 DEG 55 MIN 48 SEC W ALG THE NORTH LINE OF SD LOT 20 18 FT THN S 00 DEG

13 MIN 00 SEC W A DISTANCE OF 399.62 FT FOR A POB THN CONT S 00 DEG 13 MIN 00 SEC W A DISTANCE OF 40.30 FT THN N 87 DEG 29 MIN 12 SEC W 225.18 FT TO THE WEST LINE OF SD LOT 20 THN N 00 DEG 14 MIN 13 SEC E ALG THE SD WEST LINE OF LOT 20 30.70 FT THN S 89 DEG 55 MIN 48 SEC W 224.99 FT TO THE POB  
PLAT BK / PG: 29 / 20  
SEC - TWP - RGE: 23 - 27 - 18  
Name(s) in which assessed:  
SPA 2 LLC  
KENNETH J VAN NESS  
BELUGA INVESTMENTS LLC

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/21/2026) 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 3/23/2026

Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
BY Adrian J Salas, Deputy Clerk  
Apr. 10, 17, 24; May 1, 2026  
26-01177H

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
TENTH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA COUNTY,  
PROBATE DIVISION  
File No. 2026-CP-000769A001HC  
Division PROBATE  
IN RE: ESTATE OF  
JAREN LEVI RODRIGUEZ PENA  
Deceased.

The administration of the estate of JAREN LEVI RODRIGUEZ PENA, deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough Circuit Probate Division A, 800 Twiggs Steet, Room 445, Edgcomb Courthouse, 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:  
**JESSICA PENA SANCHEZ**  
RESIDENT AGENT OF THE  
ESTATE  
LAW OFFICE OF JORGE A.  
RODRIGUEZ

Attorney for Personal Representative:  
JORGE A. RODRIGUEZ, ESQUIRE  
Email Addresses:  
[Lawofficeofjorgerodriguez@gmail.com](mailto:Lawofficeofjorgerodriguez@gmail.com)  
LAW OFFICE OF JORGE A.  
RODRIGUEZ  
CITIGROUP CENTER  
201 SOUTH BISCAYNE  
BOULEVARD  
MIAMI, FLORIDA 33131  
PHONE (786) 512-3000  
Florida Bar No. 00993506  
April 10, 17, 2026 26-01194H

## FIRST INSERTION

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

PROBATE DIVISION  
File No. 26-CP-000107  
IN RE: ESTATE OF  
GARY G. GOGOLIN,  
Deceased.

The administration of the estate of Gary G. Gogolin, deceased, whose date of death was November 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Probate Division, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:  
**Robert Gogolin**  
8555 Tidal Bay Lane  
Tampa, FL 33635

Attorney for Personal Representative:  
/s/ Nicholas J. Roefaro  
E-Mail Addresses:  
Nick@roefarolaw.com  
Christina@roefarolaw.com  
Florida Bar No. 89217  
ROEFARO LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: (727) 796-9191  
April 10, 17, 2026 26-01225H

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR HILL-  
SBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 1076  
IN RE: ESTATE OF  
ROBERT BYRON HELMS  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Robert Byron Helms, deceased, File Number 2026 CP, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360; that the decedent's date of death was April 26, 2022; that the total value of the estate is \$16,553.78 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
William Garner Helms	417 Pevetty Dr. Plant City, FL 33563
Estate of Kenneth Byron Helms	c/o Brett Michael Helms 747 Michigan Ave., Apt. #301 Miami Beach, FL 33139
	c/o Ashley Helms 1441 S 1300 East Salt Lake City, UT 84105

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this notice is April 10, 2026.

Person Giving Notice:  
**William Garner Helms**  
417 Pevetty Dr.  
Plant City, FL 33563  
Attorney for Person Giving Notice  
Patrick L. Smith, Attorney  
Florida Bar Number: 27044  
179 N US Hwy 27, Suite F  
Clermont, FL 34711  
Telephone: (352) 204-0305  
Fax: (352) 989-4265  
E-Mail:  
[patrick@attorneypatricksmith.com](mailto:patrick@attorneypatricksmith.com)  
Secondary E-Mail:  
[becky@attorneypatricksmith.com](mailto:becky@attorneypatricksmith.com)  
April 10, 17, 2026 26-01164H

## FIRST INSERTION

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

Division A  
IN RE: ESTATE OF  
CLARA ELIZABETH TISDALE  
Deceased.

The administration of the estate of Clara Elizabeth Tisdale, deceased, whose date of death was July 21, 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.

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:  
**Nev Alan Tisdale**  
2901 North Dale Mabry Highway  
Apartment 609  
Tampa, Florida 33607

Attorney for Personal Representative:  
/s/ Robert S. Walton  
Robert S. Walton  
Attorney for Personal Representative  
Florida Bar Number: 92129  
Law Offices of Robert S. Walton, PL  
3802 W. Bay to Bay Boulevard, Suite 11  
Tampa, Florida 33629  
Telephone: (813) 434-1960  
Fax: (813) 200-9637  
E-Mail: [rob@attorneywalton.com](mailto:rob@attorneywalton.com)  
Secondary E-Mail:  
[eservice@attorneywalton.com](mailto:eservice@attorneywalton.com)  
April 10, 17, 2026 26-01230H

## FIRST INSERTION

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS AND  
NOTICE OF MEETING TO OPEN PROPOSALS

Landscape & Irrigation Maintenance Services  
Hillsborough County, Florida

Parkway Center Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Parkway Center Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Wednesday, April 15, 2026, at 12:00 p.m. (EST) at the Office of Inframark LLC, 2005 Pan Am Circle Suite 300 Tampa, Florida 33607, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Inframark LLC. NO CASH OR CREDIT CARD WILL BE ACCEPTED. The Field Inspection Coordinator shall be the contact person regarding the Project Manual. Ms. Christy Fowler can be reached by email at [cfowler@inframark.com](mailto:cfowler@inframark.com) or via phone at (813) 499-8725.

There will be a mandatory Pre-Proposal Meeting on Monday, April 27, 2026, at 1:00 p.m. (EST) at the Parkway Center Amenity Center, 7461 S. Falkenburg Road Riverview, Florida 33578. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Inframark LLC office at the address stated above until Tuesday, April 28, 2026, at 12:00 p.m. (EST)

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for initial year along with an option for three (3) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and State holidays) after the issuance of the Project Manual, and the protestor shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and State holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Inframark, 2005 Pan Am Circle Suite 300 Tampa, Florida 33607. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Wednesday, June 24, 2026, at 6:30 p.m. (EST) at the Parkway Center Amenity Center, 7461 South Falkenburg Road, Riverview, Florida 33578. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. This meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting, because of a disability or physical impairment, should contact the District Office at (813) 873-7300 at least five (5) calendar days prior to the Board meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office.

Any and all questions relative to this project shall be directed by e-mail only, to Christy Fowler at [cfowler@inframark.com](mailto:cfowler@inframark.com), no later than Thursday, May 14, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Friday, May 15, 2026.

The proposals will be publicly opened at 1:00 p.m. (EST) on Tuesday, June 2, 2026, at the Office of Inframark LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Firms desiring to provide services for this project must submit one (1) original hard copy, six (6) additional hard copies, and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 1:00 p.m. (EST) on Tuesday, June 2, 2026, at the Office of Inframark LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Attention: Christy Fowler. Proposals shall be submitted in one (1) sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at the public opening. It is held for the limited purpose of opening the proposals. The proposal opening is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this opening of proposals, because of a disability or physical impairment, should contact the District Office at (813) 873-7300 at least five (5) calendar days prior to the public opening. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office.

Parkway Center Community Development District  
Ms. Alba Sanchez, District Manager ([alba.sanchez@inframark.com](mailto:alba.sanchez@inframark.com))

April 10, 2026

26-01187H

## FIRST INSERTION

NOTICE OF TRUST  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
Probate Division  
File No. 26-CP-000629  
IN RE: ESTATE OF  
THOMAS E. HALLIS  
DECEASED

THOMAS E. HALLIS, a resident of Hillsborough County, Florida, who died on January 6, 2026, was the grantor of a trust entitled:

The PATRICIA LEE HALLIS And THOMAS E. HALLIS TRUST U/A/D August 26, 2004, as amended which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the

Florida Probate Code. The names and addresses of the Co-Trustees are set forth below.

The Clerk shall file and index this Notice of Trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this Notice of Trust must be filed in the probate proceeding and the Clerk shall send a copy to the Personal Representative.

Signed on this 2nd day of March, 2026.

**GARY J. WERNER, Co-Trustee**  
9 Springer Woods,  
Edwardsville, IL 62025  
**LAURA YAKOBICS, Co-Trustee**  
16560 Cypress Avenue,  
Strongsville, OH 44136  
Copy mailed to Cynthia E. Orozco,  
Attorney for the Trustee on  
CLERK OF THE CIRCUIT COURT  
By:  
April 10, 17, 2026 26-01214H

**PUBLISH YOUR  
LEGAL NOTICE**

Email  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business  
Observer**

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000982  
Division: O  
IN RE: ESTATE OF  
MARY MONICA GIVENS  
Deceased.

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

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

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

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 April 10, 2026.

**Personal Representative:**

**Frederick Phillips**  
(Apr 1, 2026 13:05:35 EDT)

**Frederick Phillips**

603 East Mail Street

Perry, FL 32347

Attorney for Personal Representative:

AMBER JOAN BELZ, ESQUIRE

Florida Bar Number: 112384

955 E. Del Webb Blvd.

Suite 101B

Sun City Center, FL 33573

Telephone: (813) 296-1296

Fax: (813) 296-1297

E-Mail: attorneybelz@belzlegal.com

Secondary E-Mail:

paralegal@belzlegal.com

April 10, 17, 2026

26-01152H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000882  
Division Probate  
IN RE: ESTATE OF  
DOROTHY KUETTNER,  
Deceased.

The administration of the estate of Dorothy Kuettner, deceased, whose date of death was January 6, 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, 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 April 10, 2026.

**Personal Representative:**

/s/ Janice Brill

**Janice Brill**

3820 W San Luis St

Tampa, FL 33629

Attorney for Personal Representative:

/s/ James K. Purdy

James K. Purdy

E-Mail Addresses:

jim@thepurdyfirm.com

Florida Bar No. 143510

The Purdy Firm PLLC

P.O. Box 87

Seffner, FL 33583

Telephone: 813-934-2270

April 10, 17, 2026

26-01162H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000685  
Division: B  
IN RE: ESTATE OF  
FELIX FONTANEZ BAEZ  
Deceased.

The administration of the estate of Felix Fontanez Baez, deceased, whose date of death was October 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives 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 10, 2026.

**Personal Representatives:**

**Yolanda Guzman**

2117 Sydney Dover Rd.

Dover, Florida 33527

Attorney for Personal Representatives:

Kimberly K. Muentner, Attorney

Florida Bar Number: 0078340

Mortellarol Law

4102 W. Linebaugh Avenue, Suite 100

Tampa, FL 33624

Telephone: (813) 367-1500

Fax: (813) 367-1501

E-Mail: kmuentner@mortellarolaw.com

Secondary E-Mail:

kkmuenter@gmail.com

April 10, 17, 2026

26-01169H

FIRST INSERTION

**AMENDED NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 25-CP-003087  
IN RE: ESTATE OF  
STEPHANIE MARIA HEDWIG  
SCHMIDT GREEN

The administration of the estate of STEPHANIE MARIA HEDWIG SCHMIDT GREEN, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The date of first publication of this notice is April 10, 2026.

**Christopher A. Schmidt,**

**Personal Representative**

c/o 3903 Northdale Blvd. Ste. 100E

Tampa, Florida 33624

/s/ Laurie C. Satel, Esq.

Laurie C. Satel, Esq.

Florida Bar No: 124841

Satel Law, PLLC

3903 Northdale Blvd. Ste. 100E

Tampa, Florida 33624

Phone: 813.563.0636

Fax: 833.801.5443

E-Service: laurie@satellawfirm.com

Attorney for Petitioner

April 10, 17, 2026

26-01236H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000777  
Division B  
IN RE: ESTATE OF  
MAGDA RENATE LOVELL,  
Deceased.

The administration of the estate of MAGDA RENATE LOVELL, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: April 10, 2026.

**REBECCA A. KING**

**Personal Representative**

2320 Waterhaven Drive

Chattanooga, TN 37406

JAMES S. EGGERT

Attorney for Personal Representative

Florida Bar No. 949711

EGGERT FITZPATRICK

811-B Cypress Village Blvd.

Ruskin, FL 33573

Telephone: (813) 633-3396

Email: jim@eggfitz.com

Secondary Email: leslie@eggfitz.com

April 10, 17, 2026

26-01163H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000705  
Division A  
IN RE: ESTATE OF  
TERRY SCOTT COHEN A/K/A  
TERRY S. COHEN  
Deceased.

The administration of the estate of Terry Scott Cohen a/k/a Terry S. Cohen, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 801 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 April 10, 2026.

**Personal Representative:**

**Wendy Tiller**

618 Riviera Drive

Tampa, Florida 33606

Attorney for Personal Representative:

Michele M. Lewis

Florida Bar Number: 20099

Michele M. Lewis, PA

250 S. Central Blvd, Suite 101

Jupiter, FL 33458

Telephone: (561) 408-0729

Fax: (561) 408-0731

E-Mail: lewis\_law@comcast.net

Attorney for Personal Representative

April 10, 17, 2026

26-01213H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT,  
THIRTEENTH JUDICIAL CIRCUIT,  
STATE OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
PROBATE DIVISION  
FILE NO.: 2025-CP-003565  
DIVISION: A  
IN RE: ESTATE OF  
STEVEN G. METZGER  
Deceased.

The administration of the estate of STEVEN G. METZGER, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2025-CP-003565; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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 APRIL 10, 2026.

**Petitioner**

**TIMOTHY MOWRY**

11702 Meadowdale Drive

Tampa, FL 33625

Attorneys for Petitioner

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April 10, 17, 2026

26-01200H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-0741  
IN RE: ESTATE OF  
JOHN FREDERICK CONNER  
A/K/A JOHN FREDERICK  
CONNOR  
Deceased.

The administration of the estate of JOHN FREDERICK CONNER a/k/a JOHN FREDERICK CONNOR, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

## --- SALES ---

## FIRST INSERTION

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

CIVIL DIVISION  
**CASE NO. 24-CA-006708**  
 DIVISION: A  
 RF -Section I  
**LAKEVIEW LOAN SERVICING, LLC,**  
 Plaintiff, vs.  
**THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHELE HENNELLY A/K/A MICHELE KIMBERLY HENNELLY, DECEASED; CARDEL VILLAS AT COVINGTON PARK ASSOCIATION, INC.; CARDEL VILLAS AT COVINGTON ASSOCIATION, INC.; COVINGTON PARK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; ESSENCE ALEXIS HENNELLY; GIANA NICOLE HENNELLY; MARK D. DEKLE; 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 Uniform Final Judgment of Foreclosure dated March 27, 2026, and entered in Case No. 24-CA-006708 of the Circuit Court in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHELE HENNELLY A/K/A MICHELE KIMBERLY HENNELLY, DECEASED; CARDEL VILLAS AT COVINGTON PARK ASSOCIATION, INC.; CARDEL VILLAS AT COVINGTON ASSOCIATION, INC.; COVINGTON PARK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; ESSENCE ALEXIS HENNELLY; GIANA NICOLE HENNELLY; MARK D. DEKLE; 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, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on June 1, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 18, BLOCK 38, OF COVINGTON PARK PHASE 5A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 99, PAGE 210 THROUGH 226, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED April 2, 2026.  
 By: /s/ Lisa A. Woodburn  
 Lisa A. Woodburn  
 Florida Bar No.: 11003  
 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  
 1475-204062 / VMR  
 April 10, 17, 2026 26-01179H

**RE-NOTICE OF FORECLOSURE SALE**

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

**CASE NO. 24-CA-009812**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7,**  
 Plaintiff, vs.

**DARRELL HANCOCK; OAKS AT WINDEMERE HOMEOWNERS' ASSOCIATION, INC., A DISSOLVED CORPORATION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE AS NOMINEE FOR LOANCITY; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; KRISTIE B. HARNISH A/K/A KRISTIE BETH HARNISH;**  
 Defendants

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure dated February 11, 2026, and entered in Case No. 24-CA-009812, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7, is Plaintiff and DARRELL HANCOCK; OAKS AT WINDEMERE HOMEOWNERS' ASSOCIATION, INC., A DISSOLVED CORPORATION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE AS NOMINEE FOR LOANCITY; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; KRISTIE B. HARNISH A/K/A KRISTIE BETH HARNISH, 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 6TH day of MAY, 2026, the following described property as set forth in said final judgment, to wit:

LOT 4, OAKS AT WINDEMERE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 60 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 3rd day of April, 2026  
 VAN NISS LAW FIRM, PLC  
 1239 E. Newport Center Drive,  
 Suite 110  
 Deerfield Beach, Florida 33442  
 Ph: (954) 271-2031  
 PRIMARY EMAIL:  
 Pleadings@vanlawfl.com  
 /s/ Mark Elia  
 Mark C. Elia, Esq.  
 Florida Bar #: 695734  
 PHH20248-24/sap  
 April 10, 17, 2026 26-01192H

## FIRST INSERTION

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

**CASE NO.: 2024-CA-9205**  
**MIDFLORIDA CREDIT UNION, Plaintiff, v.**  
**BRIAN J. ARNOLD; NATALIE J. ARNOLD; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS,**  
 Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Foreclosure entered on March 31, 2026, in this case in the Circuit Court of Hillsborough County, Florida, the real property described as:

The South 3/4 of the East 1/2 of the SW 1/4 of Section 17, Township 29 South, Range 22 East, Hillsborough County, Florida, Less the North 865.00 feet thereof, and Less the West 319.37 feet thereof, and Less the following described tract: Commence at the Southwest corner of the East 1/2 of the SW 1/4 of said Section 17, and proceed North 89 degrees 56'43" East along the South boundary of said East 1/2 of SW 1/4 a distance of 489.37 feet for a Point of Beginning; thence North 00 degrees 06'55" East for 340.50 feet; thence North 89 degrees 56'43" East for 250.83 feet; thence North parallel with the East boundary of said East 1/2 of SW 1/4 for 455.92 feet; thence North 89 degrees 46'39" East for 235.00 feet; thence due North for 335.00 feet; thence North 89 degrees 46'39" East for 325.00 feet to a point 865.00 feet due South of the Northeast corner of the South 3/4 of the East 1/2 of the SW 1/4 of said Section 17; thence proceed due South 1133.06 feet, more or less, to the Southeast corner of said East 1/2 of SW 1/4; thence South 89 degrees 56'43" West a distance of

811.52 feet, more or less to the Point of Beginning; And Less the South 50.00 feet thereof for County Road Right-of-Way. The North 30.00 feet of the South 80.00 feet of said East 1/2 of SW 1/4 being reserved for future County Road Right-of-Way. The North 25.00 feet of the subject premises being subject to Private Access Easement for adjoining property owners, And together with a Private Access Easement in common with the joiners over and across the South 50.00 feet of the North 890.00 feet of the South 3/4 of the East 1/2 of the SW 1/4 of said Section 17, Less the East 25.00 feet for Pippin Road, and Less the West 19.00 feet thereof.

Parcel ID No.: U-17-29-22-ZZZ-000004-98360.0

will be sold at public sale, to the highest and best bidder for cash, on-line at <http://www.hillsborough.realforeclose.com>, on June 1, 2026, at 10:00 a.m.

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 sixty (60) days after the sale.

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

DATE: April 8, 2025  
 Gregory A. Sanoba, Esquire  
 Florida Bar No. 955930  
 Email: greg@sanoba.com  
 Jose A. Morera II, Esquire  
 Florida Bar No. 1019265  
 Email: joe@sanoba.com  
 THE SANOKA LAW FIRM  
 422 South Florida Avenue  
 Lakeland, Florida 33801  
 Phone: (863) 683-5353  
 Fax: (863) 683-2237  
 Attorneys for Plaintiff  
 April 10, 17, 2026 26-01232H

## FIRST INSERTION

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

**CASE NO.: 25-CC-022863**  
**GRANDVIEW ESTATES MHP LLC, Plaintiff, vs.**  
**CAROL LABRECQUE, ROBERT LABRECQUE and FIRST FEDERAL n/k/a Southstate Bank N.A.,**  
 Defendants.

Notice is hereby given that, pursuant to the Amended Default Final Judgment entered in this cause on March 31, 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:

That certain 1997 HIGH mobile home bearing vehicle identification number FLFL T70A24359HL21 located in the Community at 11504 Galway Road Lot No. 100, Seffner, Florida 33584.

at public sale, to the highest and best bidder, for cash, via the internet at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on the 28th 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  
 Ryan J. Vatalaro, Esq. - Fla. Bar No. 125591  
 Margaret A. Nolan, Esq. - Fla. Bar No. 1068700  
 1313 N. Howard Avenue  
 Tampa Florida 33607  
 813.241.8269  
 efling@atlaslaw.com  
 Attorneys for Plaintiff  
 April 10, 17, 2026 26-01190H

## 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-006574**  
**FBC MORTGAGE, LLC,**  
 Plaintiff, vs.  
**YESENIA MORALES, et al.,**  
 Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 03, 2026 in Civil Case No. 25-CA-006574 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Yesenia Morales, 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 28th day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 86, Shell Cove Phase 1, according to the plat thereof as recorded in Plat Book 137, Pages 58 through 85, inclusive, of the

Public Records of Hillsborough County, Florida.

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

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  
 25-12304FL  
 April 10, 17, 2026 26-01233H

## FIRST INSERTION

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

CIVIL DIVISION:  
**CASE NO.: 25-CA-002372**  
 SECTION # RF

**BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs.**  
**FRESH START DEVELOPMENT, INC.; KATINA MCCLINGTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,**  
 Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.hillsborough](http://www.hillsborough).

[realforeclose.com](http://www.hillsborough), the Clerk's website for on-line auctions at 10:00 AM on the 11 day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 26, BLOCK 12, HILLSIDE UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 606 FOREST HILLS DR, BRANDON, FL 33510

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

FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 07 day of April 2026.  
 By: /s/ Lindsay Maisonet  
 Lindsay Maisonet, Esq.  
 Bar Number: 93156  
 Submitted by:  
 De Cubas & Lewis, P.A.  
 PO Box 5026  
 Fort Lauderdale, FL 33310  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 eservice@decubaslewis.com  
 24-03386  
 April 10, 17, 2026 26-01210H

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, **CASE NO.: 2024-CA-002299**  
**NATIONSTAR MORTGAGE LLC,**  
 Plaintiff, vs.

**JORDAN ANTHONY ZACKERY A/K/A JORDAN A. ZACKERY, et al.,**  
 Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant Order on Motion to Reset Foreclosure Sale entered on March 25, 2026, and to the Uniform Final Judgment of Foreclosure entered on May 8, 2025, in Case No. 2024-CA-002299 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County,

Florida, wherein NATIONSTAR MORTGAGE LLC, is Plaintiff, and JORDAN ANTHONY ZACKERY A/K/A JORDAN A. ZACKERY, CHAU M. ZACKERY, WELLS FARGO BANK, N.A., LAKEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANT #1 N/K/A MAHKI COOPER, are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 28th day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 4, LAKEVIEW VILLAGE SECTION "I", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 84, PAGE(S) 84, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 1753 OPEN FIELD LOOP, BRANDON, FL 33510 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your

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

Dated this 25th day of March 2026.  
 SOKOLOF REMTULLA, LLP  
 By: /s/ Benjamin D. Ladouceur  
 Benjamin D. Ladouceur, Esq.,  
 Bar No: 73863  
 SOKOLOF REMTULLA, LLP,  
 1800 NW Corporate Blvd., Ste. 302,  
 Boca Raton, FL 33431,  
 Telephone: 561-507-5252 /  
 E-mail: pleadings@sokrem.com,  
 Counsel for Plaintiff  
 April 10, 17, 2026 26-01184H

## --- SALES ---

## FIRST INSERTION

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

CIVIL DIVISION:  
CASE NO.: 25-CA-012344  
SECTION # RF  
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2, Plaintiff, vs.  
WILLIAM RUSSELL SUTTON A/K/A WILLIAM R. SUTTON; SERVICE FINANCE COMPANY; SHEILA D. SUTTON; 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 04 day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 1, ORANGE COURT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
PROPERTY ADDRESS: 806 VALENCLIA RD, PLANT CITY, FL 33563

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

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

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

Dated this 01 day of April 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  
25-01043  
April 10, 17, 2026 26-01151H

## FIRST INSERTION

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

CASE NO. 25-CA-004162  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST Plaintiff, vs.  
COSTA DIAS INC., et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 25-CA-004162 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff, and, COSTA DIAS INC., et. al., are Defendants, Clerk of Circuit Court, Victor D. Crist will sell to the highest bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on May 8, 2026 at 10:00 AM, the following described property:

A PORTION OF LOT 1, BLOCK 1, HANKINS ACRES, RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 16.40 FEET OF THE FOLLOWING DESCRIBED PARCEL; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 50' 34" EAST (ASSUMED BEARING), 437.20 FEET ALONG THE NORTH BOUNDARY OF SAID LOT

1; THENCE SOUTH 00 DEGREES 16' 06" WEST, 109.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43' 54" EAST, 44.25 FEET; THENCE SOUTH 00 DEGREES 16' 06" WEST, 64.80 FEET; THENCE NORTH 89 DEGREES 43' 54" WEST, 44.25 FEET; THENCE NORTH 00 DEGREES 16' 06" EAST, 64.80 FEET TO THE POINT OF BEGINNING. AKA LOT 1, BLDG 7 OF HAPSHIRE VILLAS, UNRECORDED TOWN-HOMES PLAT.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

## IMPORTANT

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

DATED this 1st day of April, 2026.  
GREENSPOON MARDER, LLP  
100 W. Cypress Creek Road, Suite 700  
Fort Lauderdale, FL 33309  
Telephone: (954) 491-1120  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343-6982  
Email: gmforeclosure@gmlaw.com  
Email:  
Karissa.Chin-Duncan@gmlaw.com  
By: Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
23-002461-03 / 21844.0732 /  
Jean Schwartz  
April 10, 17, 2026 26-01178H

## FIRST INSERTION

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

CASE NO.: 22-CA-006638  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.  
EARL R. DIXON A/K/A EARL DIXON; UNKNOWN SPOUSE OF EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL FLORIDA, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 10, 2026 entered in Civil Case No. 22-CA-006638 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL FLORIDA, INC.; UNKNOWN TENANT #1 NKA LUCILLE FACEY are defendants, Victor D. Crist, Clerk of Court, will sell the property at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) beginning at 10:00 AM on June 11, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 76, BLOCK A, ANDOVER PHASE 2 AND 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN

PLAT BOOK 78, PAGE 61, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 5648 Tughill Drive, Tampa, FL 33624

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

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

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

Kelley Kronenberg  
8201 Peters Road, Suite 4000  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
/s/ Jordan Wainstein  
Jordan Wainstein  
FBN: 1039538  
Service E-mail:  
flrealprop@kelleykronenberg.com  
File No: M22143-JMV  
April 10, 17, 2026 26-01150H

## FIRST INSERTION

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

CASE NO.: 25-CA-006866  
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.  
CHAVONNE JAMES, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant and the Final Judgment of Foreclosure entered on March 10, 2026, in Case No. 25-CA-006866 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC, is Plaintiff, CHAVONNE JAMES, BRIAN JEFFREY WARD, and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 12th day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 6, FORTUNA ACRES, UNIT "A", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 5012 S 66TH ST, TAMPA, FL 33619 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 11th day of March 2026.  
SOKOLOF REMTULLA, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.,  
Bar No: 73863  
SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Ste. 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252 /  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
April 10, 17, 2026 26-01182H

## FIRST INSERTION

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

CASE NO. 25-CA-011130  
WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II, Plaintiff, vs.

REALTY 4 HIM, LLC; ROSS EVAN FERRARO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 24, 2026 and entered in Case No. 25-CA-011130, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II is Plaintiff and ROSS EVAN FERRARO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; REALTY 4 HIM, LLC; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on April 30, 2026, the following described property as set forth in said

Final Judgment, to wit:  
LOT 9 OF MAP OF GIBSONTON ON-THE-BAY SIXTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 57, 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 1st day of April 2026  
Marc Granger, Esq.  
Bar No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 25-01751 BSI  
V6.20190626  
April 10, 17, 2026 26-01156H

## FIRST INSERTION

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

CASE NO.: 2025-CA-004236  
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.  
KENNETH JEROME ROBINSON, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant and the Final Judgment of Foreclosure entered on March 13, 2026, in Case No. 2025-CA-004236 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, KENNETH JEROME ROBINSON, UWIMANA CHRISTELLE BANGAMBIKI, and CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 13th day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 48, BELMOND RESERVE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 140, PAGES 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 12463 SHINING WILLOW ST, RIVERVIEW, FL 33579

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 16th day of March 2026.  
SOKOLOF REMTULLA, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.,  
Bar No: 73863  
SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Ste. 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252 /  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
April 10, 17, 2026 26-01183H

## FIRST INSERTION

**NOTICE OF JUDICIAL SALE PURSUANT TO SECTION 45.031(1), FLORIDA STATUTES** IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION

Case No. 25-CA-005935  
HANCOCK WHITNEY BANK, a Mississippi chartered bank, Plaintiff, vs.  
HERNAN MEZA RODRIGUEZ II; JENNIFER SANTOS; ALEKSEI KABARUKHIN; VALHALLA OF BRANDON POINTE HOMEOWNERS' ASSOCIATION INC.; STATE OF FLORIDA; UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 1, and UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 2 Defendants.

TO WHOM IT MAY CONCERN:  
NOTICE IS HEREBY given that pursuant to the Uniform Final Judgment of Foreclosure entered on April 6, 2026, in Case No. 25-CA-005935, of the Circuit Court of the 13TH Judicial Circuit for Hillsborough County, Florida, in which HANCOCK WHIT-

NEY BANK, a Mississippi state chartered bank, is Plaintiff, and HERNAN MEZA RODRIGUEZ II, JENNIFER SANTOS, ALEKSEI KABARUKHIN; VALHALLA OF BRANDON POINTE HOMEOWNERS' ASSOCIATION INC.; STATE OF FLORIDA; UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 1, and UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 2, are the Defendants. VICTOR D. CRIST, Clerk of Court, will sell at public sale the following described real property:

Lot 3, Block 43, VALHALLA PHASE 1 - 2, according to the map or plat thereof, as recorded in Plat Book 100, Page(s) 282 through 300, inclusive, of the Public Records of Hillsborough County, Florida.

THE SALE will be held at 10:00 A.M. (Eastern Time) on APRIL 30, 2026, to the highest and best bidder for cash, via the internet at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), in accordance with Section 45.031, Florida Statutes. 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.

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

DATED on April 7, 2026.  
MESTDAGH, WALL & HAMILTON, PA  
280 W. Canton Ave., Suite 110  
Winter Park, Florida 32789  
(407) 702-6702 telephone  
(407) 702-6677 facsimile  
chris@m-wlawfirm.com  
notices@m-wlawfirm.com  
Attorneys for the Plaintiff /s/ Christopher Hamilton  
Christopher Hamilton, Esq.  
(FBN 15329)  
April 10, 17, 2026 26-01231H

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

CASE NO.: 25-CA-002101  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM6, Plaintiff, v.  
MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT, ET AL., Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 30, 2026 entered in Civil Case No. 25-CA-002101 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM6, Plaintiff and MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT; SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC.; SOUTHSORE BAY SOUTH

HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A VERONICA GUZMAN; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at <http://www.hillsborough.realforeclose.com> beginning at 10:00 AM on May 6, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 20, BLOCK 7, OF FOREST BROOKE PHASE 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGES 33 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 17018 Oval Rum Dr, Wimauma, FL 33598  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL

BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Wainstein  
Jordan Wainstein, Esq.  
FBN: 1039538  
File No: 4971.000076  
April 10, 17, 2026 26-01222H

## --- SALES ---

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDACIVIL DIVISION  
**CASE NO.: 24CA004592****LOAN FUNDER LLC, SERIES 41458, Plaintiff, vs. BRIDGEPORT PROPERTIES, LLC, a Florida Limited Liability Company; ANGEL SANTOS; SUN LAKES PROPERTY OWNERS' ASSOCIATION, INC.; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, Defendants.**NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on January 7, 2026 in the Civil Case No. 24CA004592 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 MAY 5, 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 11, BLOCK 4, SUN LAKES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 1620 Bentwood Drive, Sun City Center, Florida 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to access court facilities or 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 7th day of April, 2026. Respectfully submitted, TIFFANI N. BROWN LAW, PLLC /s/ Tiffani N. Brown TIFFANI N. BROWN, ESQ. Florida Bar No. 1008812 Tiffani N. Brown Law, PLLC 12574 Flagler Center Blvd. Suite 101 Jacksonville, FL 32258 Phone: (850) 312-1323 Fax: (850) 213-6504 tbrown@tbnbrownlaw.com Attorneys for Plaintiff

April 10, 17, 2026 26-01220H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION**CASE NO.: 25-CA-008283****FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JEROME LEONARD ABRAM, et al., Defendants.**NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on March 11, 2026, in Case No. 25-CA-008283 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JEROME LEONARD ABRAM, SHERITA WILSON ABRAM, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND THE OAKS AT SHADY CREEK COMMUNITY ASSOCIATION, INC., are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 11th day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 140, OF OAKS AT SHADY CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 249, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

bidding, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on May 21, 2026 at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. /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 25-13583FL April 10, 17, 2026 26-01234H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION**Case No. 24-CA-009286****Division H**  
**RESIDENTIAL FORECLOSURE**  
**Section II****ATHENE ANNUITY AND LIFE COMPANY**  
**Plaintiff, vs.****4311 FIG STREET LLC, A FLORIDA LIMITED LIABILITY COMPANY, TEDDITASHAE R. PAYTON, DEPI INVESTMENT, LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 29, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 1, FIGS AT WESTSHORE PALMS TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE(S) 203 AND 204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4311 WEST FIG STREET UNIT 1, TAMPA, FL 33609; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best

bidder, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on May 21, 2026 at 10:00 AM.

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

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

Dated: April 1, 2026  
By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
328202/2425612/wll  
April 10, 17, 2026 26-01155H

together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated this 12th day of March 2026.

SOKOLOF REMTULLA, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.,  
Bar No: 73863SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Ste. 302  
Boca Raton, FL 33431Telephone: 561-507-5252 /  
Facsimile: 561-342-4842E-mail: pleadings@sokrem.com  
Counsel for Plaintiff

April 10, 17, 2026 26-01181H

## FIRST INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**CASE NO.: 22-CA-003833****U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUST, Plaintiff, v.****FAUSTINO DOMINGUEZ, et al, Defendant(s).**NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 1, 2026 and entered in Case No. 22-CA-003833 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein MARIA L. HERNANDEZ AND FAUSTINO DOMINGUEZ, 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 July 30, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 1, WYNDGATES SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 90, PAGE 61, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A.P.N.: U-30-27-19-5RP-000001-000015.0

and commonly known as: 1402 MC-CREA DR, LUTZ, FL 33549 (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 Plaintiff10800 Biscayne Blvd., Suite 201  
Miami, FL 33161Telephone: (305) 501-2808  
Facsimile: (954) 780-5578By: /s/ Rebecca E. Smith  
Jason Dugger, Esq.  
FL Bar No.: 83813Christophal Hellewell, Esq.  
FL Bar No.: 114230Anya E. Macias, Esq.  
FL Bar No.: 0458600Tara Rosenfeld, Esq.  
FL Bar No.: 59454Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042Jimmy Edwards, Esq.  
FL Bar No.: 81855Rebecca E. Smith, Esq.  
FL Bar No.: 1069865Spencer Gollahon, Esq.  
FL Bar No.: 647799  
fcpleadings@ghidottiberger.com  
April 10, 17, 2026 26-01191H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION**CASE NO.: 25-CA-003573****FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.****BRYAN VANDERPE, et al., Defendants.**NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure entered on March 5, 2026, in Case No. 25-CA-003573 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and BRYAN VANDERPE, ANGELICA VANDERPE, ISPC, INC., TD BANK USA, N.A., and SPENCER CREEK COMMUNITY ASSOCIATION, INC. are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 4th day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 215, SPENCER CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139, PAGE 153, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

bidding, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on May 21, 2026 at 10:00 AM.

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

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

Dated: April 1, 2026  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.,  
Bar No: 73863SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Ste. 302  
Boca Raton, FL 33431Telephone: 561-507-5252 /  
Facsimile: 561-342-4842E-mail: pleadings@sokrem.com  
Counsel for Plaintiff

April 10, 17, 2026 26-01180H

## 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-008436****LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.****ANAY GUDINO NUEVO A/K/A ANAY GUDINO-NUEVO A/K/A ANAY GUDINO A/K/A ANAY AGUSTIN, et al., Defendant.**NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 11, 2026 in Civil Case No. 25-CA-008436 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Anay Gudino Nuevo a/k/a Anay Gudino-Nuevo a/k/a Anay Gudino a/k/a Anay Agustín, 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 28th 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, Lazy Oaks, according to the map or plat thereof, as recorded in Plat Book 81, Page 22, of the Public Records of Hills-

borough County, Florida, and an undivided interest in Parcel A.

Together with 2002 Fleetwood Doublewide Mobile Home situated on described property which has been declared Real Property ID # 1214542 and 12147543 with VIN #FLFL270A29685CY21 and FLFL270B29685CY21.

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 25-13398FL April 10, 17, 2026 26-01197H

## 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-009472****LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.****ROBERT LEE CROUCH A/K/A ROBERT L CROUCH A/K/A ROBERT CROUCH, et al., Defendant.**NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 01, 2026 in Civil Case No. 25-CA-009472 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Robert Lee Crouch a/k/a Robert L Crouch a/k/a Robert Crouch, 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 7th day of May, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 62, Block 41B, CYPRESS

CREEK PHASE 5C-2, according to the plat as recorded in Plat Book 129, Pages 94 through 98, 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 25-13583FL April 10, 17, 2026 26-01234H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**CASE NO.: 25-CC-028089****CAL-AM PROPERTIES, INC., and FOUNTAIN VIEW ESTATES LLC d/b/a Fountainview Estates, Plaintiffs, vs.****JOYCE BETH BASCOM, RANDALL W. BASCOM, and TD Bank, Defendants.**

Notice is hereby given that, pursuant to the Order Rescheduling Foreclosure Sale entered in this cause on March 26, 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:

1982 BROA mobile home bearing vehicle identification number FLFL1A15334250.

Property Address: 8823 Edgewater Boulevard, Lot No. 226, Tampa, Florida 33635

at public sale, to the highest and best bidder, for cash, via the internet at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on the 30th 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. Bossard, Esq. - Fla. Bar No. 124614

Patrick M. Boylan, Esq. - Fla. Bar No. 1049768

Daniel M. Hartzog, Esq. - Fla. Bar No. 652067

1313 N. Howard Avenue Tampa, Florida 33607 813.241.8269 efilling@atlaslaw.com Attorneys for Plaintiff

April 10, 17, 2026 26-01226H

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES**

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

**CASE NO.: 25-CA-001118****SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.****DANIEL LANDAU, et al., Defendant(s).**Notice is given that pursuant to the Final Judgment of Foreclosure dated 3/23/2026, in Case No.: 25-CA-001118 of the Circuit Court in and for Hillsborough County, Florida, wherein SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and DANIEL LANDAU, et al., is/are the Defendant(s). Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at <https://www.hillsborough.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on 7/6/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 74, Block 21, Sereno Phase 8A, according to the plat as recorded in Plat Book 142, Pages

209 through 223, inclusive, of the Public Records of Hillsborough County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION &amp; DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770.

DATED: April 2, 2026  
By: /s/ Chad Sweeting  
Chad Sweeting, Esquire  
Florida Bar No.: 93642ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
April 10, 17, 2026 26-01168H

--- SALES / ACTIONS ---

FIRST INSERTION

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

**CASE NO.: 25-CA-009092**

**KIAMI FUNDING, INC.,  
Plaintiff, v.  
Inubaan Property Investments LLC,  
a Florida Limited Liability Company;  
JAFAR SYED RIZVI A/K/A SYED  
JAFAR RIZVI; UNKNOWN  
TENANT #1; UNKNOWN TENANT  
#2,  
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 2, 2026 entered in Civil Case No. 25-CA-009092 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KIAM FUNDING, INC., Plaintiff and INUBAAN PROPERTY INVESTMENTS LLC, a Florida Limited Liability Company; JAFAR SYED RIZVI A/K/A SYED JAFAR RIZVI are defendants, Victor D. Crist, Clerk of Court, will sell the property at <http://www.hillsborough.realforeclose.com> beginning at 10:00 AM on May 8, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 15, BLOCK 28, SULPHUR SPRINGS ADDITION TO TAMPA, FLA., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH EAST 5 FEET OF VACATED ALLEY ABUTTING ON THE WEST.  
Property Address: 8308 N Mul-

berry St, Tampa, FL 33604  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
/s/ Jordan Weinstein  
Jordan Weinstein  
FBN: 1039538  
Service E-mail:  
flrealprop@kelleykronenberg.com  
File No: 3843.000286  
April 10, 17, 2026 26-01211H

FIRST INSERTION

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

**CASE NO. 25-CA-010083**  
**ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC F/K/A  
QUICKEN LOANS INC.,,  
Plaintiff, vs.**

**JOSEPH JAMES KENRICK, et. al.  
Defendant(s),  
TO: JOSEPH JAMES KENRICK,  
UNKNOWN SPOUSE OF JOSEPH  
JAMES KENRICK,**  
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 1, BLOCK 32, LAKE FOREST UNIT NO. 5-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 45, 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 05/08/2026 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before

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

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of APR 02 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  
25-327936  
April 10, 17, 2026 26-01196H

FIRST INSERTION

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

**CASE NO. 25-CA-013007**  
**NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.**

**TAMOYA LATRELE HERRING,  
et. al.  
Defendant(s),  
TO: TAMOYA LATRELE HERRING,  
UNKNOWN SPOUSE OF TAMOYA  
LATRELE HERRING,**  
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 16, OF SPENCER CREEK PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 191, 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 05/12/2026 / (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.

diately 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 APR 06 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  
25-370157  
April 10, 17, 2026 26-01205H

FIRST INSERTION

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

**CASE NO. 24-CA-007111**  
**DATA MORTGAGE INC., DBA  
ESSEX MORTGAGE,  
Plaintiff, vs.**

**HASANI CAPITAL LLC; JOSHUA  
FRIEDBAUER; ANDREW M.  
WEISS; SONJA FRIEDBAUER;  
MADISON VILLAGES  
TOWNHOMES HOMEOWNERS  
ASSOCIATION INC.; UNKNOWN  
PERSON(S) IN POSSESSION OF  
THE SUBJECT PROPERTY,  
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed March 7, 2026 and entered in Case No. 24-CA-007111, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JOSHUA FRIEDBAUER; ANDREW M. WEISS; SONJA FRIEDBAUER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HASANI CAPITAL LLC; MADISON VILLAGES TOWNHOMES HOMEOWNERS ASSOCIATION INC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on May 4, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 3, MADISON VILLAGE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 255 THROUGH 259, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 7th day of April 2026.  
Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 24-00989 CMS  
V6.20190626  
April 10, 17, 2026 26-01212H

FIRST INSERTION

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

**CASE NO.: 2025-CA-004236**  
**FREEDOM MORTGAGE  
CORPORATION,  
Plaintiff, vs.**

**KENNETH JEROME ROBINSON,  
et al.,  
Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant and the Final Judgment of Foreclosure entered on March 13, 2026, in Case No 2025-CA-004236 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, KENNETH JEROME ROBINSON, UWIMANA CHRISTELLE BANGAMBIKI, and CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, beginning at 10:00 A.M. on the 13th day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 48, BELMONT RESERVE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 140, PAGES 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 12463 SHINING WILLOW ST, RIVERVIEW, FL 33579

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 16th day of March 2026.  
SOKOLOF REMTULLA, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.,  
Bar No: 73863  
SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Ste. 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252 /  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
April 10, 17, 2026 26-01224H

FIRST INSERTION

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

**CASE NO. 25-CA-013034**  
**FINANCE OF AMERICA REVERSE  
LLC,  
Plaintiff, vs.**

**CAMILLA YOST, et. al.  
Defendant(s),  
TO: CAMILLA YOST, UNKNOWN  
SPOUSE OF CAMILLA YOST,**  
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 3, BLOCK "CB", DEL WEBB'S SUN CITY FLORIDA UNIT NUMBER 21, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 46, 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 05/08/2026 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

diately 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 APR 02 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  
25-369394  
April 10, 17, 2026 26-01195H

FIRST INSERTION

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

**CASE NO. 25-CA-009468**  
**LAKEVIEW LOAN SERVICING,  
LLC;  
Plaintiff, v.**

**ROBERT SPURGEON, UNKNOWN  
TENANT #1 IN POSSESSION OF  
THE PROPERTY, UNKNOWN  
TENANT #2 IN POSSESSION OF  
THE PROPERTY, ET.AL;  
Defendants**

NOTICE IS GIVEN that, in accordance with the order granting plaintiff's motion to cancel and reschedule foreclosure sale entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on April 6, 2026, Victor D. Crist, Clerk of the Circuit Court and Comptroller will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.hillsborough.realforeclose.com>, on May 4, 2026, the following described property:

THE NORTH 182.6 FEET OF THE SOUTH 365.2 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 27 SOUTH, RANGE 21 EAST, LESS ROAD RIGHT OF WAY, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 5411 PLESS ROAD, PLANT CITY, FL 33565  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

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

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

Andrew Arias, FBN: 89501  
MARINOSCI LAW GROUP, P.C.  
Attorneys for Plaintiff  
100 West Cypress Creek Road,  
Suite 1045  
Fort Lauderdale, FL 33309  
Phone: (954) 644-8704;  
Fax: (401) 262-2110  
ServiceFL@mlg-defaultlaw.com  
ServiceFL2@mlg-defaultlaw.com  
MLG No.: 25-05123  
April 10, 17, 2026 26-01223H

FIRST INSERTION

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

**CASE NO.: 25-CA-005413**  
**U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE OF  
LB-IGLOO SERIES VI TRUST,  
Plaintiff, v.**

**RASHEAN JAMAL LYNN; et al,  
Defendant(s).**

To the following Defendant(s):  
RASHEAN JAMAL LYNN  
(Last Known Address: 4069 Dolphin Drive, Tampa, FL 33617)  
UNKNOWN SPOUSE OF RASHEAN JAMAL LYNN  
(Last Known Address: 4069 Dolphin Drive, Tampa, FL 33617)  
UNKNOWN TENANT #1  
(Last Known Address: 4069 Dolphin Drive, Tampa, FL 33617)  
UNKNOWN TENANT #2  
(Last Known Address: 4069 Dolphin Drive, Tampa, FL 33617)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 1, BLOCK 35, OF RIVERWALK AT WATERSIDE ISLAND TOWNHOMES-PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
PROPERTY ADDRESS: 4069 DOLPHIN DRIVE, TAMPA, FL 33617

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 5/6/2026, 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 March 31, 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 10, 17, 2026 26-01221H

FIRST INSERTION

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

**CASE NO. 26-CA-002023**  
**LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.**

**PHILLIP H MARTIN A/K/A  
BARBARA MARTIN**

1016 KENMORE DR, BRANDON FL 33510

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 3 KENMORE ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 36, PAGE 66, OF THE CIRCUIT COURT CLERK'S OFFICE OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 5/4/2026 or 30 days from the first publication, otherwise a Judgment may be entered

against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the March 27, 2026.

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

MCCALLA RAYMER LEBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
24-09392FL  
April 10, 17, 2026 26-01165H

## --- 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-001574**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.**  
**MIA M. MOOREZ A/K/A MIA MOOREZ, et. al. Defendant(s),**  
 TO: MIA M. MOOREZ A/K/A MIA MOOREZ, UNKNOWN SPOUSE OF MIA M. MOOREZ A/K/A MIA MOOREZ, 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:

UNIT 1606, IN BUILDING 16 OF SAVANNAH TRACE 1; A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM IN OFFICIAL RECORDS BOOK 4399, ON PAGE 964, AND FIRST AMENDMENT TO DECLARATION IN OFFICIAL RECORD BOOK 4454, ON PAGE 688, AND CONDOMINIUM PLAT BOOK 7, PAGE 16 AND CONDOMINIUM PLAT BOOK 7, PAGE 16, AND CONDOMINIUM PLAT BOOK 7, PAGE 38. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 05/07/2026 / (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 APR 01 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  
 25-367441  
 April 10, 17, 2026 26-01167H

## FIRST INSERTION

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

**CASE NO. 25-CA-013161**  
**PHH MORTGAGE CORPORATION, Plaintiff, vs.**  
**AMELIA RODRIGUEZ, 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 BLAS C. RODRIGUEZ A/K/A BLAS CEFERINO RODRIGUEZ, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: AMELIA RODRIGUEZ, UNKNOWN SPOUSE OF AMELIA RODRIGUEZ, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 20, OF FAIRFIELD SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE WEST HALF OF 14TH STREET (NOW CLOSED) ABUTTING SAID LOT ON THE EAST AND THAT

PART OF THE 5 FOOT ALLEY (NOW CLOSED) ABUTTING SAID LOT ON THE SOUTH. 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 05/13/2026 / (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 APR 07 2026.

VICTOR D. CRIST  
 CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin  
 DEPUTY CLERK  
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@raslg.com  
 25-361723  
 April 10, 17, 2026 26-01215H

## FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION**

**CASE NO.: 25-CA-013049**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.**

**WILFREDO SOTO CARASQUILLO A/K/A WILFREDO SOTO CARRASQUILLO A/K/A WILFREDO SOTO CARRASQUILLO; JEANETTE REYES SOTO A/K/A JEANETTE REYES-SOTO A/K/A JEANETTE SOTO A/K/A JEANETTE REYES; UNKNOWN SPOUSE OF WILFREDO SOTO CARASQUILLO A/K/A WILFREDO SOTO CARRASQUILLO A/K/A WILFREDO SOTO CARRASQUILLO; UNKNOWN SPOUSE OF JEANETTE REYES SOTO A/K/A JEANETTE REYES-SOTO A/K/A JEANETTE SOTO A/K/A JEANETTE REYES; SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).**

TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2  
 LAST KNOWN ADDRESS: 13409 GRAHAM YARDEN DRIVE, RIVERVIEW, FL 33579

TO: JEANETTE REYES SOTO A/K/A JEANETTE REYES-SOTO A/K/A JEANETTE SOTO A/K/A JEANETTE REYES AND UNKNOWN SPOUSE OF JEANETTE REYES SOTO A/K/A JEANETTE REYES-SOTO A/K/A JEANETTE SOTO A/K/A JEANETTE REYES

LAST KNOWN ADDRESS: 13409 Graham Yarden Dr., Riverview, FL 33579  
 ALSO ATTEMPTED AT: 1721 MAHOGANY CT., PALM BAY, FL 32907; 6460 16TH STREET N., SAINT PETERSBURG, FL 33702

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 25, BLOCK 1, SOUTH FORK UNIT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK

106, PAGE 269, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 13409 Graham Yarden Dr., Riverview, FL 33579

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before May 8, 2026, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 6 day of April, 2026.

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

FRENKEL LAMBERT WEISMAN & GORDON, LLP  
 ATTORNEY FOR PLAINTIFF  
 ONE EAST BROWARD BLVD., Suite 1111  
 FORT LAUDERDALE, FL 33301  
 TELEPHONE: (954) 522-3233 Ext. | FAX: (954) 200-7770  
 EMAIL

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 fleservice@flwlaw.com  
 04-102854-F00  
 April 10, 17, 2026 26-01206H

## FIRST INSERTION

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

**CASE NO. 25-CA-011646**  
**DIVISION: H**

**RF - SECTION II**  
**WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT1, Plaintiff, vs.**  
**BEBE LASHON JONES; CARL B. JONES, ET AL. Defendants**

To the following Defendant(s):  
 GLOBAL LENDING GROUP, INC. (UNABLE TO SERVE AT ADDRESS)  
 Last Known Address: 150 WHITE OAK RDG, ELLIJAY, GA 30540  
 Additional Address: 401 S LINCOLN AVE, CLEARWATER, FL 33756  
 Additional Address: 88 HIGHLAND CROSSING EAST, ELLIJAY, GA 30540

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

LOT 5, BLOCK 5, HILLSIDE UNIT NO. 7, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 606 HILLPOINT WAY, BRANDON FLORIDA 33510

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 5/8/2026 and file the original with the

Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court on April 6, 2026.

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

J. Anthony Van Ness, Esq.  
 VAN NESS LAW FIRM, PLC,  
 Attorney for the Plaintiff,  
 1239 E. NEWPORT CENTER DRIVE,  
 SUITE #110,  
 DEERFIELD BEACH, FL 33442  
 PHH19352-23/cam  
 April 10, 17, 2026 26-01217H

## 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-000989**  
**PHH MORTGAGE CORPORATION, Plaintiff, vs.**  
**MIGUEL ANGEL GONZALEZ A/K/A MIGUEL A. GONZALEZ, et al. Defendant(s).**

TO: MIGUEL ANGEL GONZALEZ A/K/A MIGUEL A. GONZALEZ, UNKNOWN SPOUSE OF MIGUEL ANGEL GONZALEZ A/K/A MIGUEL A. GONZALEZ, Whose Residence Is: 2201 S US Highway 41 Lot 85, Ruskin, FL 33570 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 3, IN BLOCK 42, OF HAWKS POINT PHASE N TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 241, 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 05/07/2026 / (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 APR 01 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 AVENUE,  
 SUITE 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@raslg.com  
 25-379200  
 April 10, 17, 2026 26-01166H

## FIRST INSERTION

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

**CASE NO.: 26-CA-001975**  
**ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, Plaintiff, vs.**  
**ANDREW GRAVESANDE; MARTINA ALI; et al., Defendant(s).**

TO: Bloomingdale Neighborhood Association, Inc.  
 Last Known Residence: 3509 Bell Shoals Rd Valrico, FL 33596

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

LOT 4, BLOCK 3, BLOOMINGDALE SECTION "I" UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 48, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 05/12/2026, and file the original with

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

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

Dated on APR 06 2026.  
 As Clerk of the Court (SEAL) By: Patricia Corbin  
 As Deputy Clerk

ALDRIDGE PITE, LLP,  
 Plaintiff's attorney,  
 401 W. Linton Blvd. Suite 202-B  
 Delray Beach, FL 33444  
 1190-1807B  
 Ref# 16692  
 April 10, 17, 2026 26-01207H

# SAVE TIME



Email your Legal Notice

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
 LV20906\_V22

--- ACTIONS ---

FIRST INSERTION

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

**CASE NO. 25-CA-012462**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.**  
**LISA MARIE, et al., Defendant.**

To: LISA MARIE  
11318 POCKET BROOK DRIVE, TAMPA, FL 33635  
UNKNOWN SPOUSE OF LISA MARIE  
11318 POCKET BROOK DRIVE, TAMPA, FL 33635  
UNKNOWN TENANT IN POSSESSION 1  
11318 POCKET BROOK DRIVE, TAMPA, FL 33635  
UNKNOWN TENANT IN POSSESSION 2  
11318 POCKET BROOK DRIVE, TAMPA, FL 33632

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 1, BLOCK B, COUNTRYWAY PARCEL B, TRACT 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 65, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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 5/6/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on March 31, 2026.

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

MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
25-13493FL  
April 10, 17, 2026 26-01216H

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND 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

SECOND 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 GOLDENKRANZ PERNICK (A/K/A SUSAN ELLEN PERNICK), Deceased.**

The administration of the Estate of SUSAN GOLDENKRANZ 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

SECOND 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: rhart@hnh-law.com  
April 3, 10, 2026 26-01097H

THIRD INSERTION

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

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

SECOND 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:  
ntservice@hnh-law.com  
April 3, 10, 2026 26-01087H

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND 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 Edgecomb 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

SECOND 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

SECOND 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 1983 PACE mobile home bearing vehicle identification number GDOCL36829142 and all personal items located inside the mobile home. Last Tenant: Gary Lynn Faulkner. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.  
April 3, 10, 2026 26-01147H

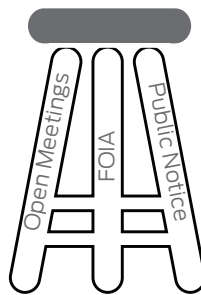
SECOND INSERTION

**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 FLHMBA165348355A and FLHMBA165348355B and all personal items located inside the mobile home. Last Tenant: Salvatore F. Umana and Margaret F. Umana. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.  
April 3, 10, 2026 26-01146H

**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

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

## It's newspapers *and* newspaper websites vs government websites

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



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

### prevent government officials from hiding information

they would prefer the public not to see

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



**Accessibility**



**Independence**

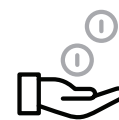


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

## --- ACTIONS / SALES / ESTATE ---

## 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-011919  
SECTION # RF  
**TOWNE MORTGAGE COMPANY D/B/A AMERIC 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, 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@fjud13.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

## THIRD INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 2025-CA-001824  
TRJMG FUND LLC,  
Plaintiff, v.  
BRITTANY LEAN STILLINGS;  
SHANA GIRVEN; COURTNEY STILLINGS; JASMINE STILLINGS; MONTERAL STILLINGS, JR.; BRANDON STILLINGS; UNKNOWN HEIRS, DEVISEES, GRANTEEES, AND ASSIGNEES OF THE ESTATE OF MONTERAL STILLINGS,  
Defendant.  
TO: Jasmine Stillings  
Last known address: 11417 Marshall Rd., Thonotosassa FL 33592

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to a certain real property described as follows:  
South 67.8 feet of North 202.8 feet of West 167.4 feet of East 467.4 feet of Southeast 1/4 of Northwest 1/4 of Northeast 1/4 of Section 18, Township 28 South, Range 20 East, Public Records of Hillsborough County, Florida  
With a physical address: 11417 Marshall Rd., Thonotosassa, Florida 33592  
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Ivan D. Ivanov, Esq. whose address is 3310 W. Cypress St., Suite 206, Tampa, FL 33607, within (30) days from the

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 Accommoda-

tions Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
This Notice shall be published once each week for four consecutive weeks.  
DATED this 24 day of March, 2026.  
Victor Crist  
As Clerk of the Court  
(SEAL) By: Jennifer Taylor  
Deputy Clerk  
Jennifer Taylor  
800 E Twiggs  
Tampa, FL 33602  
Ivan D. Ivanov, Esq.  
3310 W. Cypress St., Suite 206  
Tampa, FL 33607  
Mar. 27; Apr. 3, 10, 17, 2026  
26-01057H

**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 NOTIFIED 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

## THIRD INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 2025-CA-001824  
TRJMG FUND LLC,  
Plaintiff, v.  
BRITTANY LEAN STILLINGS;  
SHANA GIRVEN; COURTNEY STILLINGS; JASMINE STILLINGS; MONTERAL STILLINGS, JR.; BRANDON STILLINGS; UNKNOWN HEIRS, DEVISEES, GRANTEEES, AND ASSIGNEES OF THE ESTATE OF MONTERAL STILLINGS,  
Defendant.  
TO: Monteral Stillings, Jr.  
Last known address: 11417 Marshall Rd., Thonotosassa FL 33592  
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to a certain real 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 25 day of March, 2026.  
Victor Crist  
As Clerk of the Court  
(SEAL) By: Jennifer Taylor  
Deputy Clerk  
Jennifer Taylor  
800 E. Twiggs St.  
Tampa, FL 33602  
Ivan D. Ivanov, Esq.  
3310 W. Cypress St., Suite 206  
Tampa, FL 33607  
Mar. 27; Apr. 3, 10, 17, 2026  
26-01056H

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: 2025-CA-001824  
TRJMG FUND LLC,  
Plaintiff, v.  
BRITTANY LEAN STILLINGS;  
SHANA GIRVEN; COURTNEY STILLINGS; JASMINE STILLINGS; MONTERAL STILLINGS, JR.; BRANDON STILLINGS; UNKNOWN HEIRS, DEVISEES, GRANTEEES, AND ASSIGNEES OF THE ESTATE OF MONTERAL STILLINGS,  
Defendant.  
TO: Unknown Heirs, Devisees, Grantees, and Assignees of the Estate of Monteral Stillings  
Last known address: 11417 Marshall Rd., Thonotosassa FL 33592  
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to a certain real property described as follows:  
South 67.8 feet of North 202.8 feet of West 167.4 feet of East 467.4 feet of Southeast 1/4 of Northwest 1/4 of Northeast 1/4 of Section 18, Township 28 South, Range 20 East, Public Records of Hillsborough County, Florida  
With a physical address: 11417 Marshall Rd., Thonotosassa, Florida 33592  
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Ivan D. Ivanov, Esq. whose address is 3310 W. Cypress St., Suite 206, Tampa, FL 33607, within (30) days from the

date of first publication, and file the original with the clerk of the this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
This Notice shall be published once each week for four consecutive weeks.  
DATED this 24 day of March, 2026.  
Victor Crist  
As Clerk of the Court  
(SEAL) By: Jennifer Taylor  
Deputy Clerk  
Jennifer Taylor  
800 E Twiggs Str.  
Tampa, FL 33602  
Ivan D. Ivanov, Esq.  
3310 W. Cypress St., Suite 206  
Tampa, FL 33607  
Mar. 27; Apr. 3, 10, 17, 2026  
26-01055H

**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

## 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. 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@fjud13.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

**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 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's

death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is 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

## THIRD INSERTION

**Notice of Action** IN THE CIRCUIT COURT FOR THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
Case Number: 21-CA-007041  
Division: P  
**LAKE RIDGE COMMUNITY GARDEN II, LLC, a Florida limited liability company,** Plaintiff, vs.  
**AGUSTIN SANTIBANEZ, an individual, ALEJANDRO SANTIBANEZ, an individual, THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for IXIS Real Estate Capital Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2, SELECT PORTFOLIO SERVICING, INC., a Florida corporation, and LENDERS DIRECT CAPITAL CORPORATION, a California corporation.** Defendants.  
TO: LENDERS DIRECT CAPITAL CORPORATION  
LAST KNOWN ADDRESS:  
26140 Enterprise Way, 2nd Floor  
Lake Forest, CA 92630  
YOU ARE NOTIFIED that an action for partition and quiet title has been filed against you regarding the real property located at 1105 W. Warren St., Plant City, FL 33563 and you are required to serve a copy of your written defenses, if any, to it on David P. Reiner, Esq., Plaintiff's attorney, whose address is 9100 S. Dadeland Blvd., Suite 901, Miami, FL 33156 on or before April 22, 2026, and file the original with the clerk of this court either before service

on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. To be published for 4 consecutive weeks by PUBLICATION.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
Witness my hand and the seal of this Court on March 17, 2026.  
By: Renee Wiggins  
Deputy Clerk  
Attorney for Petitioner:  
David P. Reiner, II, Esq.  
416400  
Reiner & Reiner, P.A.  
9100 South Dadeland Boulevard,  
Suite 901  
Miami, Florida 33156-7815  
Tel: (305) 670-8282;  
Fax: (305) 670-8989  
dpr@reinerslaw.com;  
eservice@reinerslaw.com  
Mar. 27; Apr. 3, 10, 17, 2026  
26-01000H

## --- ESTATE ---

## SECOND 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

## 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-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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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. Edgecomb 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

## SECOND 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

## SECOND 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. Edgecomb 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

## SECOND 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 ---

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-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

SECOND 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

SECOND 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, DEVISEES, 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  
TAMPA Florida 33634

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

SECOND 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

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-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

SECOND 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

SECOND 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

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-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

SECOND 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 ---

## SECOND INSERTION

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

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 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: 1112 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@dwardmanlaw.com  
Email 2: dmiller@dwardmanlaw.com  
E-Service: service@dwardmanlaw.com  
Attorneys for Plaintiff  
April 3, 10, 2026 26-01075H

## SECOND INSERTION

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

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 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  
Justin Ritchie, Esq.  
Florida Bar #106621  
IN/19-011914  
April 3, 10, 2026 26-01111H

## SECOND 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

## SECOND 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@rprglaw.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

## 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-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  
25-1235FL  
April 3, 10, 2026 26-01085H

## 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  
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

## SECOND 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  
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MLG No.: 19-12257  
April 3, 10, 2026 26-01125H