

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC NOTICES ---

#### FIRST INSERTION

##### VISTA DIROMA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF ORGANIZATIONAL MEETING

Notice is hereby given that an organizational meeting of the Vista DiRoma Community Development District (the "District") will be held on Wednesday, May 13, 2026, at 1:00 p.m. at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. The District is located east of U.S. Highway 41, approximately one-half (1/2) mile South of Paseo Al Mar Boulevard and West of Waterset Boulevard, in Hillsborough County, Florida.

The purpose of the organizational meeting is to organize the District, consider engagement of professionals, and conduct any and all other business coming before the initial Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Phone (813) 873-7300.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

##### Vista DiRoma Community Development District

Deborah Wallace, District Manager  
April 17, 2026

26-01240H

#### FIRST INSERTION

##### NOTICE OF SPECIAL BOS MEETING WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District will hold a special meeting beginning at 6:00 p.m. Wednesday, April 29, 2026, at the office of Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

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 the appeal is to be based.

##### Wynnmere East CDD

Stephanie DeLuna, District Manager  
April 17, 2026

26-01243H

#### FIRST INSERTION

##### K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

K-Bar Ranch Community Development District will hold a Budget Workshop on April 29, 2026, at 6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2026/2027 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop.

A copy of the agenda and budgets may be obtained from the District Coordinator, via email at [Margaret@Hikai.com](mailto:Margaret@Hikai.com), Phone (813)565-4663, during normal business hours or from the District's website at [www.unionparkcdd.org](http://www.unionparkcdd.org).

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

##### Heather Dilley, District Manager

April 17, 2026

26-01292H

#### 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 Pilates Addiction Tampa - Brandon located at 10501 Estuary Lakes Drive, Suite 2 in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of April, 2026  
Mosianico Holdings LLC  
April 17, 2026

#### 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 BIG JOHNS BAIL BONDS located at 2100 ORIENT ROAD in the City of TAMPA, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of April, 2026  
MONCRIEF BAIL BONDS, INC.  
Krystie Melchione, VP  
April 17, 2026

26-01258H

#### FIRST INSERTION

##### Balm Grove Community Development District Notice of Meeting and Public Hearing on Proposed Recreational Facilities Policies and Regulations and Clubhouse Fathering Room Reservation Fees and Rates

The Balm Grove Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on **Thursday, May 7, 2026, at 2:00 p.m.** at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of District's properties are borne in a fair manner for all user types. The proposed rates and fees are:

##### Gathering Room Rental Fees for Residents and Non-Residents

Residents:	Non-Residents:
Up to four (4) hours = \$50.00	Up to four (4) hours = \$150.00
Up to six (6) hours = \$100.00	Up to six (6) hours = \$200.00
Refundable Security Deposit = \$200.00	Refundable Security Deposit = \$400.00

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies, rates, and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District's recreational facilities are subject to the District's adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: [www.balmgrovecdd.com](http://www.balmgrovecdd.com) or by contacting District Manager Jayna Cooper via email at [DistrictManager@inframark.com](mailto:DistrictManager@inframark.com) or via phone at 813-608-8242.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.

April 17, 2026

26-01242H

#### FIRST INSERTION

##### NOTICE OF SPECIAL MEETING OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold a special meeting of the Board of Supervisors on Monday, April 27, 2026, at 11:00 a.m. at the offices of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

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

##### Stephanie DeLuna, District Manager

April 17, 2026

26-01244H

#### 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 CNY FERTILITY TAMPA located at 5967 CATTLEMEN LANE in the City of Sarasota, Hillsborough, FL 34323 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of April, 2026  
CNY FERTILITY, PLLC  
April 17, 2026

26-01314H

#### 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 Rose Lake Estates Homes located at 201 Palm Drive in the City of Tampa, Hillsborough, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of April, 2026  
AGRE MHC Homes II LLC  
April 17, 2026

26-01304H

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that PennyMac Loan Services, LLC, 3043 Townsgate Rd, Ste. 200, Westlake Village, CA 91361, desiring to engage in business under the fictitious name of Cenlar, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 17, 2026

26-01254H

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Pennymac Loan Services, LLC, 3043 Townsgate Rd, Ste. 200, Westlake Village, CA 91361, desiring to engage in business under the fictitious name of Central Loan Administration & Reporting, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 17, 2026

26-01253H

#### FIRST INSERTION

##### REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Timber Creek Community Development District (the "District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (the "Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (the "Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes (the "CCNA"). All applicants interested must submit one (1) electronic copy of the Qualification Statement by **3:00 p.m. on May 6, 2026**, to the attention of Rachel Welborn, District Manager, [rwelborn@rizzetta.com](mailto:rwelborn@rizzetta.com).

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

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

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Rachel Welborn, District Manager at [rwelborn@rizzetta.com](mailto:rwelborn@rizzetta.com).

##### Rachel Welborn, District Manager

April 17, 2026

26-01241H

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 05/11/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585.

NAME: DM AUTO LLC 2GNAXSEV9J6164069 2018 CHEV 3068.43 TEL:813-697-1791 MV#: MV92582 LOCATION: 5018 N GRADY AVE, TAMPA, FL 33614/  
NAME: AG GOLD AUTO SALES LLC 5YFB4MDE1SP356718 2025 TOYT 13164.45 TEL:813-697-1791 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/  
NAME: PIPO COLLISION CENTER INC 5N1AT3AA5MC759442 2021 NISS 9905.44 TEL:813-697-1791 MV#: MV116098 LOCATION: 7216 BENJAMIN RD TAMPA, FL 33634/  
NAME: CACHIMBA BODYSHOP LLC W1K2J5KB6NA099450 2022 MERZ 15400.78 TEL:813-697-1791 MV#: MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614/  
NAME: EVAN CARROS USADOS, CORP 3FCNF53S5YA09463 2000 DAMO 6337.00 TEL:813-697-1791 MV#: MV113121 LOCATION: 6360 JENSEN ROAD TAMPA, FL 33619/

TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/  
April 17, 2026

26-01274H

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW

##### Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Brothers In Golf, located at 15947 Cape Coral Dr, in the City of Wimauma, County of Hillsborough, State of FL, 33598, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 8 of April, 2026.  
Gladston Michael Hall  
15947 Cape Coral Dr  
Wimauma, FL 33598  
April 17, 2026

26-01249H

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW

##### Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Fairleadlc, located at 5609 Trace Meadow Loop, in the City of Riverview, County of Hillsborough, State of FL, 33578, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 9 of April, 2026.  
Washington Fernandes  
5609 Trace Meadow Loop  
Riverview, FL 33578  
April 17, 2026

26-01272H

## PUBLISH YOUR LEGAL NOTICE

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

Business Observer

--- PUBLIC NOTICES ---

FIRST INSERTION

NOTICE OF BOARD MEETING  
BALLENTRAE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Ballentrae Community Development District ("District") will hold a regular meeting of the Board of Supervisors on May 4, 2026 at 6:00 PM at the Ballentrae Clubhouse, located at 11864 Thicket Wood Drive, Riverview, Florida 33579

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 ballentraehillsboroughcdd.org. 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.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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 17, 2026 26-01299H

FIRST INSERTION

NOTICE UNDER FICTITIOUS  
NAME LAW PURSUANT TO  
SECTION 865.09, FLORIDA  
STATUTES

NOTICE IS HEREBY GIVEN that Shjon Lelli / SAS BAYSIDE PARTNERS, INC. will engage in business under the fictitious name TITAN GROWTH COLLECTIVE, with a physical address 4519 George rd, ste 170 Tampa, FL 33634, with a mailing address 4519 George rd, ste 170 Tampa, FL 33634, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 17, 2026 26-01273H

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 BePrime Drone Services located at 5295 baywater drive in the City of Tampa, Hillsborough, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of April, 2026  
Rafael Poiate Torezan  
April 17, 2026 26-01259H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that ET-Menard, Inc., 3810 Northdale Blvd, Ste 210, Tampa, FL 33624, desiring to engage in business under the fictitious name of Menard USA, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 17, 2026 26-01252H

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 California Calico located at 1008 Balaye Vista Cir Apt 302 in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of April, 2026  
Tyanna Ysabel Cortez  
Tyanna Ysabel Cortez  
April 17, 2026 26-01257H

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 Demosix located at 382 NE 191st St # 639782, in the County of Hillsborough, in the City of Miami, Florida 33179 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 13th day of April, 2026.  
SUNNY SYSTEMS LLC  
April 17, 2026 26-01279H

FIRST INSERTION

REQUEST FOR PROPOSAL

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of the intention to receive proposals for a Construction Manager at Risk for the MOSI Fieldhouse Project.

RFP #25-11  
Construction Manager at Risk for the MOSI Fieldhouse Project

MANDATORY PRE-PROPOSAL MEETING

Thursday, April 23, 2026 at 10am  
(Entrance B/C off Himes Avenue - Raymond James Stadium - East Club)  
This meeting will also be hosted online via MS Teams

RFP DUE DATE

Monday, May 4, 2026  
not later than 10am

RFP packages will be available for distribution on Friday, April 10, 2026. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 6th Day of April 2026.  
/s/ Deltecia Jones  
Procurement Manager  
TAMPA SPORTS AUTHORITY  
April 17, 2026 26-01264H

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000536  
IN RE: ESTATE OF  
LUKE JOSHUA GIBSON,  
Deceased.

The administration of the estate of LUKE JOSHUA GIBSON, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is: April 17, 2026.

ROBERT GIBSON  
Personal Representative  
4601 Dogwood Hills Court  
Brandon, FL 33511  
DEBORAH GIBSON  
Personal Representative  
4601 Dogwood Hills Court  
Brandon, FL 33511  
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 17, 24, 2026 26-01266H

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.  
29-2026-CP-001158-A001-HC  
Division A  
IN RE: ESTATE OF  
TOD ALAN BRYANT  
Deceased.

The administration of the estate of Tod Alan Bryant, 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 PO Box 33601, Tampa, Florida 33601. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any prop-

erty 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 17, 2026.

Personal Representatives:  
Jon Thomas Bryant  
5429 Willow Oak Drive  
Prince George, Virginia 23875  
Lori B. Caldwell  
7973 Prestwick Lane  
Stanley, North Carolina 28164  
Attorney for Personal Representatives:  
L. Caleb Wilson  
Attorney for Petitioners  
Florida Bar Number: 73626  
Craig A. Mundy, P.A.  
4927 Southfork Drive  
Lakeland, Florida 33813  
Telephone: (863) 647-3778  
Fax: (863) 647-4580  
E-Mail: caleb@mundylaw.com  
April 17, 24, 2026 26-01268H

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number 26-925 CP  
IN RE: ESTATE OF  
HENRY L. PRUITT  
a/k/a HENRY LOWE PRUITT,  
Deceased.

The administration of the estate of HENRY L. PRUITT a/k/a HENRY LOWE PRUITT, deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

FLORIDA STATUTE §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 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.

The date of first publication of this Notice is April 17, 2026.

ALLISON P. MURRAY,  
Personal Representative  
1901 S. Ardsley Street  
Tampa, Florida 33629  
STEVEN J. WOOD, Esquire  
Attorney for Personal Representative  
Florida Bar No. 0828531  
McCARTHY, SUMMERS, WOOD,  
NORMAN, MELBY & SCHULTZ, P.A.  
2400 S.E. Federal Highway, 4th Floor  
Stuart, Florida 34994  
Telephone: (772) 286-1700  
Primary Email:  
sjw@mccarthysummers.com  
Secondary Email:  
kar@mccarthysummers.com  
Tertiary Email:  
kat@mccarthysummers.com  
April 17, 24, 2026 26-01267H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO: 2026-CP-001030  
IN RE: ESTATE OF  
MEGAN MARIE CHEPELSKY,  
DECEASED.

The summary administration of the Estate of Megan Marie Chepelsky, deceased, whose date of death was 5/16/2025, Case Number 2026-CP-001030, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 17 day of April 2026.

Personal Representative:  
Mark Ettaro,  
1805 Bonita Bluff Court  
Ruskin, FL 33570  
Attorney for Personal Representative:  
Rachael Alexander, Esq.  
Florida Bar Number: 1031888  
Counsel for Personal Representative  
Law Office of Elizabeth Devolder, PLLC.  
5383 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
rachael@elizabethdevolder.com  
casemanager@elizabethdevolder.com  
April 17, 24, 2026 26-01269H

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-000992  
Division A  
IN RE: ESTATE OF  
WALTER A. BALDWIN, JR.,  
A/K/A WALTER ANDERSON  
BALDWIN, JR.  
Deceased.

The administration of the estate of Walter A. Baldwin, Jr. a/k/a Walter Anderson Baldwin, Jr., whose date of death was February 28, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the de-

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

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

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

The date of first publication of this notice is April 17, 2026.

Bryan L. Baldwin  
1616 Limona Road  
Brandon, FL 33510  
Co-Personal Representative  
L. Lowry Baldwin  
3601 S. Beach Drive  
Tampa, FL 33629  
Co-Personal Representative  
SHUMAKER, LOOP &  
KENDRICK, LLP  
Attorneys for Personal Representative  
Jon P. Skelton, Esquire  
Florida Bar No. 49939  
Luis A. Silva, Esquire  
Florida Bar No. 1004224  
101 E. Kennedy Blvd., Suite 2800  
Tampa, Florida 33602  
Telephone: (813) 229-7600  
Facsimile: (813) 229-1660  
Email Addresses:  
lsilva@shumaker.com  
jskelton@shumaker.com  
tmcintyre@shumaker.com  
39351159v1  
April 17, 24, 2026 26-01251H

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number: 26-CP-000791  
Division: A  
IN RE: ESTATE OF  
JOHN C. ELLIOTT aka JOHN  
CLIFTON ELLIOTT and JACK  
CLIFTON ELLIOTT,  
Deceased.

The administration of the estate of JOHN C. ELLIOTT, also known as JOHN CLIFTON ELLIOTT AND JACK CLIFTON ELLIOTT, deceased, whose date of death was January 5, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is: April 17, 2026.

Personal Representative  
Jamil G. Daoud, Esq.  
100 North Tampa Street, Suite 2700  
Tampa, Florida 33602  
Attorney for Personal Representative  
Jamil G. Daoud, Esq.  
Florida Bar No. 25862  
Foley & Lardner LLP  
100 North Tampa Street, Suite 2700  
Tampa, Florida 33602  
Telephone: 813-229-2300  
E-Mail: jdaoud@foley.com  
Secondary E-Mail: lgarrard@foley.com  
April 17, 24, 2026 26-01250H

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--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-4231  
Division B  
IN RE: ESTATE OF  
CATHERINE HEATWOLE  
Deceased.

The administration of the estate of Catherine Heatwole, deceased, whose date of death was November 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

**NOTICE.**  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 17, 2026.

**Personal Representative:**  
**Denise Michelle Morris**  
4 Hickory Hill Drive  
Scottsville, Virginia 24590  
Attorney for Personal Representative:  
Benjamin C. Sperry  
SPERRY LAW FIRM  
1607 S. Alexander Street,  
Suite 101  
Plant City, Florida 33563-8421  
Telephone: (813) 754-3030  
E-Mail: bcsperry@sperrylaw-pc.com  
April 17, 24, 2026 26-01293H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000640  
Division.: A  
IN RE: ESTATE OF  
CLAUDIA DIANE WHEELER  
Deceased.

The administration of the estate of Claudia Diane Wheeler, deceased, whose date of death was January 15, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twigg Street, Tampa, 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 17, 2026.

**Personal Representative:**  
**Kevin John Wheeler**  
41 South Road  
Palmetto, Florida 34221  
Attorney for Personal Representative:  
KARLA MARIE CAROLAN  
Attorney  
Florida Bar Number: 0055321  
ALL LIFE LEGAL PA  
10009 Park Place Ave  
RIVERVIEW, FL 33578  
Telephone: (813) 671-4300  
Fax: (813) 671-4305  
E-Mail: courtfiling@alllifelegal.com  
Secondary E-Mail:  
kmcarolan@alllifelegal.com  
April 17, 24, 2026 26-01308H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 26-CP-000785  
IN RE: ESTATE OF  
JOYCE NDAGIRE,  
DECEASED.

The administration of the estate of JOYCE NDAGIRE, 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 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.

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 ss. 732.216-732.228 applies, or may apply, unless a written

demand is made by a creditor as specified under s. 732.2211.

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

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

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

The date of first publication of this notice is April 17, 2026.

**Personal Representative:**  
**WILSON WAMAUNGO**  
**MWESIGWA**  
**Personal Representative**  
**c/o BATTAGLIA, ROSS, DICUS,**  
**MCQUAID, P.A.**  
5858 Central Avenue  
St. Petersburg, Florida 33707  
Attorney for Personal Representative:  
C. HUNTER RAWLS, ESQ.  
BATTAGLIA, ROSS, DICUS &  
MCQUAID, P.A.  
5858 Central Ave.,  
St. Petersburg, FL 33707  
(727) 381-2300  
FBN: 59432  
Primary Email: hrawl@brdlaw.com  
Secondary Email:  
mflah@brdlaw.com  
April 17, 24, 2026 26-01284H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001105  
IN RE: ESTATE OF  
FRANK N. STEPHENS, JR.  
Deceased.

The administration of the estate of Frank N. Stephens, Jr., deceased, whose date of death was 1/04/2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 521, 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 THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO 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 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 date of the first publication of this notice is April 17, 2026.

**Personal Representative:**  
**Thomas G. Stephens**  
160 Anchorage Drive  
Ocean City, NJ 08226  
Attorney for Personal Representative:  
Bruce A. McDonald  
Florida Bar No. 263311  
McDonald Fleming  
Attorneys for Personal Representative  
Suite B, PMB # 137  
707 E. Cervantes St.  
Pensacola, FL 32501-3286  
(850) 346-7926  
bamcdonald@pensacolalaw.com  
kweston@pensacolalaw.com  
April 17, 24, 2026 26-01283H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000372  
IN RE: ESTATE OF  
ANTHONY EDWARD MARTINI,  
Deceased.

The administration of the estate of ANTHONY EDWARD MARTINI, deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is: April 17, 2026.

**LOUIS TADDIA**  
**Personal Representative**  
3401 Moran Road  
Tampa, FL 33618  
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 17, 24, 2026 26-01282H

FIRST INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 26-CP-000018  
Division A  
IN RE: ESTATE OF  
MARIO GARCIA  
Deceased.

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

The administration of the estate of MARIO GARCIA, deceased, whose date of death was August 10, 2025, is pending in Case No. 26-CP-000018 the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St. Tampa, FL 33602. No personal representative has been appointed. The estate is proceeding under summary administration.

All creditors of the decedent and other persons having claims or demands against the estate must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES. ALL CLAIMS AND DEMANDS 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.

Pursuant to section 733.2121(1), Florida Statutes, the petitioner and her attorney hereby state that 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 under section 732.2211.

The date of first publication of this notice is: April 17, 2026.

**Petitioner**  
**John Bones**  
206 Savannah Lane  
Richmond Hill, GA 31324  
Attorney for Petitioner:  
Omar A. Erchid, Esq.  
ERCHID LAW PLLC  
Florida Bar No. 1010955  
203 N. Armenia Ave. #101  
Tampa, Florida 33609  
omar@erchidlaw.com  
Office: (813) 631-7226  
Fax: (813) 946-5101  
April 17, 24, 2026 26-01289H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 26-CP-000929  
IN RE: ESTATE OF  
MARTHA A. LUCAS,  
DECEASED.

The administration of the estate of MARTHA A. LUCAS, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 101, 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.

The date of first publication of this notice is April 17, 2026.

**Petitioner:**  
**JAMES ISENBERG**  
C/O TIMOTHY W. GENSMER, P.A.  
2831 RINGLING BLVD. STE 202A  
SARASOTA, FL 34237  
Attorney for Petitioner:  
TIMOTHY W. GENSMER, ESQ.  
TIMOTHY W. GENSMER, P.A.  
2831 RINGLING BLVD, STE 202A  
SARASOTA, FL 34237  
Telephone: 941-952-9377  
Florida Bar No. 586242  
April 17, 24, 2026 26-01263H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-000836  
In Re: The Estate of  
Douglas S. Yacker,  
Deceased.

The administration of the estate of Douglas S. Yacker, deceased, whose date of death was April 12th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St, Tampa, FL 33602. The names and addresses of the personal 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

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

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

The date of first publication of this notice is April 17th, 2026.

**Personal Representative:**  
**BRIAN YACKER**  
10943 Ancient Future Dr.  
Tampa, FL 33647  
Attorney for Personal Representative:  
Michael L. Severe, Esq.  
Tampa Law Group, P.A.  
Florida Bar Number: 102833  
15310 Amberly Dr.  
Tampa, Florida 33647  
Telephone: (813) 384-3387  
E-mail:  
michael@mytampalawgroup.com  
April 17, 24, 2026 26-01262H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO: 2026-CP-000806  
IN RE: ESTATE OF  
LORRAINE LAPINSKI JOY,  
Deceased.

The administration of the Estate of Lorraine Lapinski Joy, deceased, whose date of death was 10/25/25, Case Number 2026-CP-000806, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 17 day of April 2026.

**Personal Representative:**  
**Cheryl Hawk,**  
9226 Day Flower Drive  
Tampa, Florida 33647  
Attorney for Personal Representative:  
RACHAEL ALEXANDER, ESQ.  
Florida Bar Number: 1031888  
Counsel for Personal Representative  
Law Office of Elizabeth Devolder, PLLC.  
5383 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
rachael@elizabethdevolder.com  
casemanager@elizabethdevolder.com  
April 17, 24, 2026 26-01288H

**Q&A** **What is a public notice?**  
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.  
The West Orange Times carries public notices in Orange County, Florida.

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-002899**  
IN RE: ESTATE OF  
**PAUL A. CHERVENICK,**  
Deceased.

The administration of the Estate of PAUL A. CHERVENICK, deceased, whose date of death is October 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602 (File No. 25-CP-002899). 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.

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 4/17/2026.

**Personal Representative:**  
**KAREN A. CHERVENICK,**  
**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 Karen A. Chervenick,  
Personal Representative  
April 17, 24, 2026 26-01302H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-1120**  
IN RE: ESTATE OF  
**WILLIAM L. LIGON, JR.**  
Deceased.

The administration of the estate of WILLIAM L. LIGON, JR., deceased, whose date of death was December 23, 2025, 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.

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 17, 2026.

**Personal Representative:**  
**WILLIAM S.H. LIGON**  
7827 97th Court  
Live Oak, Florida 32060  
Attorney and Personal Representative:  
LORI VELLA, ESQ.  
Florida Bar Number: 356440  
Law Office of Lori Vella, PLLC  
14502 N. Dale Mabry Hwy, Suite 200  
Tampa, FL 33618  
Telephone: (888) 778-0063  
E-Mail: attorneylori@lorivella.com  
April 17, 24, 2026 26-01297H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-1018**  
Division W  
IN RE: ESTATE OF  
**CYNTHIA RENE OWEN**  
Deceased.

The administration of the estate of Cynthia Rene Owen, deceased, whose date of death was June 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 17, 2026.

**Personal Representative:**  
**Donald Eugene Owen**  
1181 Blarney Street  
Minneola, Florida 34715  
Attorney for Personal Representative:  
/s/ Benjamin C. Sperry  
Benjamin C. Sperry, Attorney  
Florida Bar Number: 84710  
SPERRY LAW FIRM  
1607 S. Alexander Street, Suite 101  
Plant City, Florida 33563-8421  
Telephone: (813) 754-3030  
Fax: (813) 754-3928  
E-Mail: bcsperry@sperrylaw-pc.com  
Secondary E-Mail:  
pleadings@sperrylaw-pc.com  
April 17, 24, 2026 26-01294H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000881**  
IN RE: ESTATE OF  
**DEBORAH FURMAN,**  
aka **DEBORAH K. FURMAN**  
Deceased.

The administration of the estate of DEBORAH FURMAN, also known as DEBORAH K. FURMAN, deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: April 17, 2026.

**SHEILA PEEPLES**  
**Personal Representative**  
318 Lakeview Dr  
Ridgeland, MS 39157  
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 17, 24, 2026 26-01307H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-002900**  
IN RE: ESTATE OF  
**SHIRLEY M. CHERVENICK,**  
Deceased.

The administration of the Estate of SHIRLEY M. CHERVENICK, deceased, whose date of death was 04/18/2025, 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.

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 04/17/26.

**KAREN A. CHERVENICK,**  
**Personal Representative**  
**c/o Berlin Patten Ebling, PLLC**  
8433 Enterprise Circle,  
Suite 200  
Lakewood Ranch,  
Florida 34202  
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:  
tkelley@berlinpatten.com  
Secondary Email:  
probate@berlinpatten.com  
Attorneys for Karen A. Chervenick,  
Personal Representative  
April 17, 24, 2026 26-01303H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-001022**  
IN RE: ESTATE OF  
**GREGORY LAMAR GILBERT,**  
aka **GREGORY L. GILBERT**  
Deceased.

The administration of the estate of GREGORY LAMAR GILBERT, also known as GREGORY L. GILBERT, deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: April 17, 2026.

**TALISHA GILBERT**  
**Personal Representative**  
472 Westchester Hills Ln  
Valrico, FL 33594  
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 17, 24, 2026 26-01298H

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.: 2025CA005192**  
**CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**ELIJAH THOMPSON, et al.,**  
**Defendants.**

Notice is given that pursuant to the Final Judgment of Foreclosure dated , in Case No.: 2025CA005192 of the Circuit Court in and for Hillsborough County, Florida, wherein CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and ELIJAH THOMPSON, et al., are the Defendants. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at <https://www.hillsborough.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on 6/3/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 2, Block 44, CYPRESS CREEK PHASE 5C-1, according to the plat thereof, as recorded in Plat Book 129, Pages 13 through

16, 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 & 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 10, 2026  
By: /s/ Chad Sweeting  
Chad Sweeting, Esquire  
Florida Bar No.: 93642  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
April 17, 24, 2026 26-01271H

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO. 25-CA-004247**  
**AMERIHOM MORTGAGE COMPANY, LLC;**  
**Plaintiff, v.**  
**MELISSA WINGRAD N/K/A MELISSA GONZALEZ, ET AL;**  
**Defendants**

NOTICE IS GIVEN that, in accordance with the order granting plaintiff's motion to reschedule foreclosure sale entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on February 30, 2025, 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 30, 2026, the following described property:

Condominium Unit No. 3404, Faircrest III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium recorded in Official Records Book 5269, Page 570, and amendments thereto, of the Public Records of Hillsborough County, Florida.  
Property Address: 5100 BURCHETTE ROAD #3404, TAMPA, FL 33647

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.: 23-00102  
April 17, 24, 2026 26-01270H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000822**  
IN RE: ESTATE OF  
**CHRISTOPHER JAMES KELLEY,**  
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is: April 17, 2026.

**HUNTER KELLEY**  
**Personal Representative**  
3922 Porter Road  
Lithia, FL 33547  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
ntservice@hnh-law.com  
April 17, 24, 2026 26-01309H

## --- ACTIONS / SALES ---

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**

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

**CASE NO. 25-CA-004001 PHH ASSET SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER; VICKI BOUTTE PIETRAS; BRIANNA WEAVER; BRIANNA WEAVER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER; SOLAR MOSAIC LLC; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS PARTICIPATION OWNER TRUSTEE FOR JPMMT HELOC PARTICIPATION TRUST; Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Amended Final Judgment of Foreclosure dated March 12, 2026, and entered in Case No. 25-CA-004001, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. PHH ASSET SERVICES LLC, is Plaintiff and UNKNOWN HEIRS OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER; VICKI BOUTTE PIETRAS; BRIANNA WEAVER; BRIANNA WEAVER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER; SOLAR MOSAIC LLC; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS PARTICIPATION OWNER TRUSTEE FOR JPMMT HELOC PARTICIPATION TRUST, 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 11TH day of MAY, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 59, APOLLO BEACH, UNIT EIGHT, SECTION "A" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 97 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 you moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@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 pwoblem pou w tande oubyen pale, rele 711.

Dated this 9th day of April, 2026  
VAN NESS LAW FIRM, PLC  
1239 N. Newport Center Drive,  
Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/s/ Mark Elia  
Mark C. Elia, Esq.  
Florida Bar #: 695734  
FH20808-25PHH/sap  
April 17, 24, 2026 26-01261H

## 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-006276**

**PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC., Plaintiff, vs.**

**KATRINA Y. GOODMAN, et al., Defendant(s).**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 4/9/2026, in Case No.: 25-CA-006276 of the Circuit Court in and for Hillsborough County, Florida, wherein PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC., is the Plaintiff and KATRINA Y. GOODMAN, 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 5/13/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 3, Block 44 of OAK CREEK PARCEL 3, according to the Plat thereof as recorded in Plat Book

113, Page(s) 112, 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 & 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 13, 2026  
By: /s/ Chad Sweeting  
Chad Sweeting, Esquire  
Florida Bar No.: 93642  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
April 17, 24, 2026 26-01305H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 25-CA-004763**

**HARVEY SCHONBRUN, TRUSTEE, Plaintiff, vs.**

**SUSAN R. DAVIS aka SUZANNE RAYE DAVIS, DONNA S. BLANK, DANIEL GEORGE BELTRAM, and KEVIN ELWELL, Defendants.**

Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure entered on April 7, 2026 in the above styled cause, the Clerk of Circuit Court will sell the property situate in Hillsborough County, Florida, described as:

RUTS 91 and 92, MAP OF RUSKIN CITY, according to the Plat thereof, recorded in Plat Book 5, Page(s) 75, of the Public Records of Hillsborough County, Florida.  
Property address: 102 W. Shell Point Road, Ruskin, FL 33570  
at public sale, to the highest and best

bidder, for cash, in an online sale at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m. on June 11, 2026.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St, Rm 604, Tampa, FL 33602, 813/272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: April 8, 2026.  
/s/ Harvey Schonbrun, Esquire  
HARVEY SCHONBRUN, P.A.  
Post Office Box 20587  
Tampa, Florida 33622-0587  
813/229-0664 phone  
April 17, 24, 2026 26-01287H

## 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-007415**

**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-007415 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 15, 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: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE S 89 DEGREES 05 MINUTES 34 SECONDS E, (ASSUMED BEARING) 306.20 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 1; THENCE S 00 DEGREE 05 MINUTES 57 SECONDS W, 109.75 FEET; THENCE S 89 DEGREES 57 MINUTES 44 SECONDS E,

20.59 FEET; TO THE POINT OF BEGINNING; THENCE S 89 DEGREES 57 MINUTES 44 SECONDS E, 44.36 FEET; THENCE S 00 DEGREE 02 MINUTES 16 SECONDS W, 64.68 FEET; THENCE N 89 DEGREES 57 MINUTES 44 SECONDS W, 44.36 FEET; THENCE N 00 DEGREE 02 MINUTES 16 SECONDS E, 64.68 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 48.34 FEET THEREOF AKA HAPSHIRE VILLAS, UNRECORDED TOWNHOMES 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 8th day of April, 2026.  
GREENSPORN 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  
23-002460-03 / 21844.0873 /  
Jean Schwartz  
April 17, 24, 2026 26-01239H

## 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.: 2025CA004109**

**SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.**

**LIZA M. ARNOLD, Defendant.**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 4/2/2026, in Case No.: 2025CA004109 of the Circuit Court in and for Hillsborough County, Florida, wherein SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and LIZA M. ARNOLD, is the Defendant. 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 5/7/2026, the following described property set forth in the Final Judgment of Foreclosure:

LOT 12, IN BLOCK 10 OF DG FARMS PHASE 4A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT

BOOK 128, PAGE 25, 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 & 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 9, 2026  
By: /s/ Carlos Arias  
Carlos Arias, Esquire  
Florida Bar No.: 820911  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
April 17, 24, 2026 26-01260H

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL DISTRICT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 20-CA-2424 DIV. B**

**AMERICAN FINANCIAL RESOURCES, INC. Plaintiff, v.**

**LILLY ROBINSON Defendant.**

NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated, February 16, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Cindy Stuart, Hillsborough County Clerk and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

THE WEST 1/2 OF LOT 14, THE REVISED MAP OF VILLA RICA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 62 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY FOR BUFFALO AVENUE  
Property Address: 1016 E MARTIN LUTHER KING JR. BLVD, TAMPA, FL

at public sale, to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com); at 10:00 a.m. on

JUNE 1, 2026 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 before the clerk reports the surplus as unclaimed.

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

YESNER LAW, P.L.  
Shawn M. Yesner, Esq.  
FBN: 0155225  
Lauryn V. Fabrizio, Esq.  
FBN: 1015838  
CountrySide Colonial Center  
2753 S.R. 580, Suite 106  
Clearwater, FL 33761-3351  
Telephone: (813) 774-5737  
Facsimile: (813) 344-0950  
Email: Shawn@YesnerLaw.com  
Email: Lauryn@YesnerLaw.com  
Email: Eservice@YesnerLaw.com  
April 17, 24, 2026 26-01246H

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 25-CA-010909**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.**

**LONDON AMATO COLE; STEPHANIE CISEWSKI; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated March 10, 2026, entered in Civil Case No.: 25-CA-010909 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and LONDON AMATO COLE; STEPHANIE CISEWSKI, are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at 10:00 AM, on the 6th day of May, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 20, CORRECTED MAP OF AMERICAN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as un-

claimed. If you fail to file a timely 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.

Dated: April 8, 2026  
/s/ Brian L. Rosaler  
By: Brian L. Rosaler  
Florida Bar No.: 0174882.  
Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701 West Hillsboro Boulevard  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030  
Facsimile: (954) 420-5187  
25-52440  
April 17, 24, 2026 26-01238H

## FIRST INSERTION

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

**CASE NO.: 19-CA-005064**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, v.**

**JOSE A. LUNA; CAROLYN A. LUNA; UNKNOWN SPOUSE OF CAROLYN A. LUNA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 30, 2026 entered in Civil Case No. 19-CA-005064 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff and JOSE A. LUNA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; UNKNOWN TENANT #1 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) beginning at 10:00 AM on May 7, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 19, BLOCK F, PROVIDENCE LAKES UNIT III PHASE C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 48 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 1718 Westerly Drive, Brandon, Florida 33511  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
fltrialprop@kelleykronenberg.com  
/s/ Jordan Wainstein  
Jordan Wainstein, Esq.  
FBN: 1039538  
File No: SF22021-JMV  
April 17, 24, 2026 26-01245H

--- ACTIONS / SALES ---

FIRST INSERTION

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

TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure dated June 25, 2025, and an Agreed Order Denying Defendant Timothy Henley's Verified Motion to Quash Service, Vacate Default, Vacate Final Judgment, Cancel Sale, and Dismiss Plaintiff's Complaint for Lack of Jurisdiction and Resetting Sale dated March 30, 2026, issued in and for Hillsborough County, Florida, in Case No. 29-2025-CA-002118, wherein FMJM RWL VI TRUST 2021-1, A DELAWARE STATUTORY TRUST IS the Plaintiff, and INVESTMENT PROPERTY SERVICES OF TAMPA BAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants. NOTICE OF SALE PURSUANT

BAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, BARRY WYCHE, TIMOTHY HENLEY and HUNTER'S GREEN COMMUNITY 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 June 03, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Final Judgment of Foreclosure, to wit: LOT 9, BLOCK 1, HUNTER'S GREEN PARCEL 19 PHASE 1,

ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 45-1 THROUGH 45-4, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 18110 Courtney Breeze Dr., Tampa, FL 33647 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 13th day of April, 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 25-000522-1 April 17, 24, 2026 26-01296H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-009628 UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-2 Plaintiff(s), vs. MDTOWN VENTURE GROUP LLC; ROBERT BAKER; THE UNKNOWN TENANT IN POSSESSION Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 13, 2026 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of May, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 13, LESS THE EAST 152.50 FEET THEREOF, BLOCK D, W.E. HAMNER'S HOME-STEAD ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 70, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTHERLY 20.00 FEET THEREOF. Property address: 1402 Maluhia Drive, Tampa, FL 33612 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. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates

attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A 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. Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 24-010054-2 April 17, 24, 2026 26-01285H

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.: 2025-CA-001407 WELLS FARGO BANK, N.A., Plaintiff, vs. HAMZEH J. ABU AISH AKA HAMZEH ABU-AISH, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 5, 2026, and entered in Case No. 2025-CA-001407 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 Hamzeh J. Abu Aish aka Hamzeh J. Aish aka Hamzeh Abu-Aish, United States of America, 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 May 13, 2026 the following described property as set forth in said Final Judgment of Foreclosure: THE FOLLOWING DESCRIBED LOT(S), PIECE(S) OR PARCEL(S) OF LAND, SITUATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, TO-WIT: THE NORTH 110 FEET OF THE SOUTH 676 FEET OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY,

FLORIDA LESS THE EAST 1,159.1 FEET THEREOF AND LESS THE WEST 25 FEET OF THE EAST 1,184.1 FEET THEREOF FOR ROAD RIGHT-OF-WAY. A/K/A 702 COULTER PL BRANDON FL 33511 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 07 day of April, 2026. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. IN/24-040040 April 17, 24, 2026 26-01286H

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 25-CA-008974 DIVISION: C Wells Fargo Bank, N.A. Plaintiff, -vs.- Virginia Ann Stiffler; Unknown Spouse of Virginia Ann Stiffler; Springeagle Credit Funding Trust, Through its Trustee Wilmington Trust, National Association; United States of America Acting through Secretary of Housing and Urban Development; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-008974 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Virginia Ann Stiffler are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on April 28, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 28, BLOCK 2, OF WOODBERY ESTATES RECORDED IN PLAT BOOK 44, PAGE 79,

PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." \*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com\* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 25-333736 FCO1 WNI April 17, 24, 2026 26-01291H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-006842 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB-FLAT SERIES VI TRUST, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST KENNETH LEE, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 9, 2026 and entered in Case No. 25-CA-006842 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KENNETH LEE, DECEASED, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on June 8, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: THE EAST 31 FEET OF LOT 8 ALL OF LOT 9, BLOCK 2, REVISED MAP OF VILLA BONNIEVENTURE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 504 EAST EMILY STREET, TAMPA, FL 33603 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johann Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com April 17, 24, 2026 26-01281H

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 16-CA-010362 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1, Plaintiff, VS. JULIO C. OBEDIENTE A/K/A JULIO C. O'BEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; TAMPA PALMS OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 2, 2023 in Civil Case No. 16-CA-010362, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1 is the Plaintiff, and JULIO C. OBEDIENTE A/K/A JULIO C. O'BEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; TAMPA PALMS OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-

KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on May 27, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 33 IN BLOCK 2 OF TAMPA PALMS, 2C-UNIT 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66 ON PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of April, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Kyle King FBN: 990248 Primary E-Mail: ServiceMail@aldridgepite.com 1092-9803B April 17, 24, 2026 26-01280H

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 22-CA-007688 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT5, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOROTHY MAE GRAYER A/K/A DOROTHY GRAYER, DECEASED; LATISHA NELSON; FABIAN S. NELSON; LABRON J. NELSON; RICKAYLA L. TWONS; DALLAS J. WILSON; INGRID VERONICA WILLIAMS; SPENSER BRANDON WILLIAMS; KATIE HART; OTIS RAMSEY; TOMMIE RAMSEY; BARBARA RAMSEY MIMS; BRENDA RAMSEY, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 23, 2025, and entered in Case No. 22-CA-007688 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Dorothy Mae Grayer a/k/a Dorothy Grayer, deceased; Latisha Nelson; Fabian S. Nelson; Labron J. Nelson; Rickayla L. Twons; Dallas J. Wilson; Ingrid Veronica Williams; Spenser Brandon Williams; Katie Hart; Otis Ramsey; Tommie Ramsey; Barbara

Ramsey Mims; Brenda Ramsey, are Defendants, the Office of the Clerk of Victor D. Crist, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 28th day of May, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 23 AND 24, BLOCK 14, GRANT PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 5211 E 30th Avenue, Tampa, Florida 33619 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 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: 4/6/26 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. FI Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 22-400432 April 17, 24, 2026 26-01247H

## FIRST INSERTION

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

PROBATE DIVISION  
File No.: 26-CP-001081  
IN RE: ESTATE OF  
KARIN HESSE

The administration of the estate of KARIN HESSE, deceased, whose date of death was February 25, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 17, 2026.

**Harvey G. Heese, III,**  
**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 17, 24, 2026 26-01318H

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR HILL-  
SBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 26-CP-000073  
IN RE: ESTATE OF  
CHRISTOPHER DAVID LUNA  
Deceased.

The administration of the Estate of Christopher David Luna, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twigg Street, 2nd Fl, Rm 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is April 17, 2026.

**Personal Representative:**  
**David Victor Luna**  
4305 Woodlark Drive  
Tampa, Florida 33624  
Attorney for Personal Representative:  
Cyrus Malhotra, Esq., Attorney  
Florida Bar Number: 0022751  
THE MALHOTRA LAW FIRM, P.A.  
3903 Northdale Blvd., Suite 100E  
Tampa, FL 33624  
Telephone: (813) 902-2119  
Fax: (727) 290-4044  
E-Mail:  
filings@flprobatesolutions.com  
Secondary E-Mail:  
cortney@flprobatesolutions.com  
April 17, 24, 2026 26-01317H

## FIRST INSERTION

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

GENERAL JURISDICTION  
DIVISION  
CASE NO. 24-CA-003149  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR POPULAR ABS, INC., SERIES  
2007-A,  
Plaintiff, vs.  
LAWRENCE A. HIRES AND  
DELORES J. HIRES A/K/A  
DELORES HIRES, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2025, and entered in 24-CA-003149 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A is the Plaintiff and LAWRENCE A. HIRES; DELORES J. HIRES A/K/A DELORES HIRES; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on May 28, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 5, OF CROSS CREEK UNIT 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 9204 MILL CIR, TAMPA, FL 33647

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

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

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

Dated this 13 day of April, 2026.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-149569 - SaR  
April 17, 24, 2026 26-01312H

## FIRST INSERTION

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

CASE NO.: 25-CC-021947  
BAYSIDE KEY HOMEOWNERS  
ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff, vs.  
HONORA M. JOHNSON and  
ANY UNKNOWN OCCUPANTS  
IN POSSESSION,  
Defendants.  
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court, will sell all the property situated in Hillsborough County, Florida described as:

Lot 5, Block 1, BAYSIDE KEY PHASE 1, according to the map or plat thereof recorded in Plat Book 75, Page 4, of the Public Records of Hillsborough County, Florida. With the following street address: 6135 Bayside Key Drive, Tampa, Florida, 33615.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on May 21, 2026.

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 14th day of April, 2026.  
**VICTOR D. CRIST**  
CLERK OF THE  
CIRCUIT COURT  
s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
(Steve@associationlawfl.com)  
Bar Number 56592  
Attorney for Plaintiff  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
April 17, 24, 2026 26-01313H

## FIRST INSERTION

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

CASE NO. 24-CA-004505  
CARRINGTON MORTGAGE  
SERVICES, LLC;  
Plaintiff, v.  
JENNIFER FILS,  
HILLSBOROUGH COUNTY  
POLITICAL SUBDIVISION  
OF THE STATE OF FLORIDA,  
UNKNOWN SPOUSE OF  
JENNIFER FILS, 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 reschedule Foreclosure sale entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on March 4, 2026, Victor D. Crist, Clerk of the Circuit Court 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 7, 2026, the following described property:

Lots 3, 4, 15 and 16, Block 12, KEYSTONE PARK, according to map or plat thereof as recorded in Plat Book 5, Page 68 of the Public Records of Hillsborough County, Florida.  
Property Address: 13213 ELM ST, ODESSA, FL 33556

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
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.: 24-02411  
April 17, 24, 2026 26-01311H

## 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. 25-CA-002434  
RESIDENTIAL FORECLOSURE  
NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING  
Plaintiff, vs.  
DAVID D. GREENE, STEADFAST  
ROOFING LLC, CYPRESS CREEK  
OF HILLSBOROUGH  
HOMEOWNERS ASSOCIATION,  
INC., AND UNKNOWN TENANTS/  
OWNERS,  
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 24, 2026, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 11, BLOCK 41A, CYPRESS CREEK PHASE 5A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 277 THROUGH 284, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
and commonly known as: 10137 GEESE TRI. CIR, SUN CITY CENTER, FL 33573; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best

bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com, on June 15, 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. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated this April 14, 2026  
By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
(813) 229-0900 x  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
328202/2529339/DRB  
April 17, 24, 2026 26-01310H

## 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-002602  
PHH ASSET SERVICES LLC,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF LABRONN  
ALONZA REDDICK, DECEASED.  
et. al.  
Defendant(s),  
TO: THE UNKNOWN HEIRS, BENE-  
FICIARIES, DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS WHO  
MAY CLAIM AN INTEREST IN THE  
ESTATE OF LABRONN ALONZA  
REDDICK, 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: BRIDGETTE ANISSA PARHAM A/K/A BRIDGETTE PARHAM, 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 47, BLOCK, HERITAGE ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE(S) 137 THROUGH 141, INCLUSIVE,

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 05/14/2026 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of APR 08 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  
26-385693  
April 17, 24, 2026 26-01237H

## FIRST INSERTION

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

CASE NO.: 25-CA-001090  
THE BANK OF NEW YORK  
MELLON FKA THE BANK OF  
NEW YORK AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF  
CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2007-BC1,  
Plaintiff, v.

JACQUELINE K. DOWNER  
A/K/A JACQUELINE VANHORN-  
DOWNER A/K/A JACQUELINE  
VANHORN; MAURICIO  
DOWNER A/K/A MAURICIO A.  
DOWNER; UNKNOWN SPOUSE  
OF MAURICIO DOWNER  
A/K/A MAURICIO A. DOWNER;  
ONEMAIN HOME EQUITY, INC.  
F/K/A AMERICAN GENERAL  
HOME EQUITY, INC.; LIVE  
OAK PRESERVE ASSOCIATION,  
INC.; STERLING OAK AT LIVE  
OAK PRESERVE ASSOCIATION,  
INC.; CEDARWOOD AT LIVE  
OAK PRESERVE ASSOCIATION,  
INC.; THE UNITED STATES OF  
AMERICA ON BEHALF OF ITS  
AGENCY, DEPARTMENT OF  
THE TREASURY - INTERNAL  
REVENUE SERVICE; JA  
EDWARDS OF AMERICA, 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,  
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 13, 2026 entered in Civil Case No. 25-CA-001090 in the Circuit Court of the 13th Judicial Circuit in and for County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC1, Plaintiff and JACQUELINE K. DOWNER A/K/A JACQUELINE VANHORN-DOWNER A/K/A JACQUELINE VANHORN; MAURICIO DOWNER A/K/A MAURICIO A. DOWNER; UNKNOWN SPOUSE OF MAURICIO DOWNER A/K/A MAURICIO A. DOWNER; ONEMAIN HOME EQUITY, INC. F/K/A AMERICAN GENERAL HOME EQUITY, INC.; LIVE OAK PRESERVE ASSOCIATION, INC.; STERLING OAK AT LIVE OAK PRESERVE ASSOCIATION, INC.; CEDARWOOD

AT LIVE OAK PRESERVE ASSOCIATION, INC.; THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; JA EDWARDS OF AMERICA, INC are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on May 20, 2026 the following described property as set forth in said Final Judgment, to-wit-:

LOT 6, BLOCK 97, LIVE OAK PRESERVE PHASE 2A VILLAGES 9, 10, 11 AND 14, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 105, PAGE 46, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 20042 OAKFLOWER AVENUE, TAMPA, FL 33647

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
Kelley Kronenberg  
10360 West State Road 84  
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: 2390.000568  
April 17, 24, 2026 26-01306H

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION  
**CASE NO. 29-2026-CA-000092**  
**SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,**  
**Plaintiff, vs.**  
**ANDREW PERNICK, et al.,**  
**Defendant.**  
To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE PERNICK TRUST AGREEMENT DATED APRIL 1, 2022, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS UNKNOWN ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER,

AND AGAINST SUSAN PERNICK A/K/A SUSAN G. PERNICK A/K/A SUSAN GOLDENKRANZ PERNICK, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 13, BLOCK 2, SUN CITY CENTER UNIT 52, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 67, PAGE 6, 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 McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before

5/6/2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
WITNESS my hand and seal of this Court 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  
25-14955FL  
April 17, 24, 2026 26-01295H

## FIRST INSERTION

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**Case #: 26-CA-002033**  
**DIVISION: G**  
**Wells Fargo Bank, N.A.**  
**Plaintiff, vs.-**  
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Elisa Rickner a/k/a Elisa C. Rickner f/k/a Elisa Carrion f/k/a Elisa Carrion Collazo, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Stephanie R. Greenberg; Nancy Dolores Rickner a/k/a Nancy D. Rickner f/k/a Nancy D. Rickner-Cronin f/k/a Nancy D. Rickner-Cronin f/k/a Nancy Cronin; Ronald Stacey; Unknown Spouse of Stephanie R. Greenberg; Unknown Spouse of Nancy Dolores Rickner a/k/a Nancy D. Rickner f/k/a Nancy D. Rickner-Cronin f/k/a Nancy D. Rickner-Cronin f/k/a Nancy Cronin; Unknown Spouse of Ronald Stacey; Russellwood Condominium Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:  
UNIT 249, RUSSELLWOOD CONDOMINIUM, BLDG G, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS / CONDOMINIUM PLAT BOOK 3, PAGE(S) 43, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; AND ANY AMENDMENTS THERETO; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON ELEMENTS APPURTENANT TO SAID UNIT IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM.  
more commonly known as 802 Oakgrove Drive, Unit 249, Brandon, FL 33510.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 5/7/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on April 1, 2026.

Victor D. Crist  
Circuit and County Courts  
(SEAL) By: Jennifer Taylor  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

LOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd., Suite 130,  
Boca Raton, FL 33487  
25-334714 FCO1 WEQ  
April 17, 24, 2026 26-01256H

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO. 25-CA-011633**  
**DIVISION: K**  
**RF - SECTION II**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-HE4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE4,**  
**Plaintiff, vs.**  
**EASTON LINTON, ET AL.**  
**Defendants**  
To the following Defendant(s): EASTON LINTON (CURRENT RESIDENCE UNKNOWN)  
Last Known Address: 9427 PACES FERRY DRIVE, TAMPA, FL 33615  
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.  
WITNESS my hand and the seal of this Court on April 6, 2026.

**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-001349**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**JOSE A RIVERA COLON, et al.,**  
**Defendant.**  
To: JOSE A RIVERA COLON  
18 JOHN MARTIN STREET, PLANT CITY, FL 33563  
UNKNOWN SPOUSE OF JOSE A RIVERA COLON  
18 JOHN MARTIN STREET, PLANT CITY, FL 33563  
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:

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 April 6, 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  
25-19393FL  
April 17, 24, 2026 26-01277H

LOT 5, BLOCK 1, HOOKER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 5/8/2026

including any unknown spouse of the said Defendants, if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.  
Residence unknown, if living, including any unknown spouse of the said Defendants, if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.  
WITNESS my hand and seal of this Court on April 6, 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  
25-19393FL  
April 17, 24, 2026 26-01277H

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  
PHH21260-25/cam  
April 17, 24, 2026 26-01290H

## 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-002067**  
**CROSSCOUNTRY MORTGAGE, LLC,**  
**Plaintiff, vs.**  
**SHELLY MARTIN, et al.**  
**Defendant(s),**  
TO: SHELLY MARTIN, UNKNOWN SPOUSE OF SHELLY MARTIN, 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.

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 09 2026.

**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-000153**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**MICHAEL SWEZEY A/K/A MICHAEL S. SWEZEY A/K/A MICHAEL SCOTT SWEZEY, et al.,**  
**Defendant.**  
To: MICHAEL SWEZEY A/K/A MICHAEL S. SWEZEY A/K/A MICHAEL SCOTT SWEZEY  
214 LAKE PARSONS GREEN UNIT 106, BRANDON, FL 33511  
UNKNOWN SPOUSE OF MICHAEL SWEZEY A/K/A MICHAEL S. SWEZEY A/K/A MICHAEL SCOTT SWEZEY  
214 LAKE PARSONS GREEN UNIT 106, BRANDON, FL 33511  
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:

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 5/8/2026 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 April 6, 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  
25-14364FL  
April 17, 24, 2026 26-01276H

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 12, BLOCK 3, LESS THE SOUTHEASTERLY 118.99 FEET, VILLAGE XVIII - UNIT II OF CARROLLWOOD VILLAGE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 4, 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 05/15/2026 (/30 days from Date of First Publication of this Notice) and file the original

UNIT 0411, A/K/A UNIT: 11, BLDG.: 4, A/K/A UNIT: 106, OF PARK LAKE AT PARSONS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 16007, PAGE 1415, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.  
has been filed against you and you are required to file a copy of your written

UNIT 0411, A/K/A UNIT: 11, BLDG.: 4, A/K/A UNIT: 106, OF PARK LAKE AT PARSONS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 16007, PAGE 1415, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.  
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 5/8/2026 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 April 6, 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  
25-14364FL  
April 17, 24, 2026 26-01276H

## FIRST INSERTION

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**Case #: 25-CA-012251**  
**DIVISION: A**  
**Truist Bank**  
**Plaintiff, vs.-**  
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Roberto A. Iglesias-Delgado a/k/a Roberto Angel Iglesias-Delgado a/k/a Roberto A. Iglesias, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Clemente Angel Iglesias a/k/a Clemente Iglesias; Raphael Gabriel Iglesias a/k/a Raphael Tobias Iglesias a/k/a Noah Tobias Iglesias; Isabel Iris Iglesias; Unknown Spouse of Clemente Angel Iglesias a/k/a Clemente Iglesias; Unknown Spouse of Raphael Gabriel Iglesias a/k/a Raphael Iglesias; Unknown Spouse of Noah Tobias Iglesias a/k/a Noah Iglesias; La Collina Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**

against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.  
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:  
LOT 1, BLOCK 13, LA COLINA PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 123, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
more commonly known as 901 Grand Cresta Avenue, Brandon, FL 33511.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 5/7/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on April 1, 2026.

Victor D. Crist  
Circuit and County Courts  
(SEAL) By: Jennifer Taylor  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

LOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd., Suite 130,  
Boca Raton, FL 33487  
25-334433 FCO1 SUT  
April 17, 24, 2026 26-01255H

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION  
**CASE NO. 25-CA-010790 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JOHN RODRIGUEZ A/K/A JOHN E RODRIGUEZ, et al., Defendant.**  
To: JOHN RODRIGUEZ A/K/A JOHN E RODRIGUEZ  
6802 N DORMANY RD, PLANT CITY, FL 33565  
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:  
THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH-WEST 1/4 OF THE NORTH-WEST 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 30 FEET THEREOF FOR ROAD.  
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 5/13/2026 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 4/7/2026.  
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  
25-13685FL  
April 17, 24, 2026 26-01278H

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-013116 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. SALTY SHORE PROPERTY INVESTMENT INC, et al., Defendant.**  
To: SALTY SHORE PROPERTY INVESTMENT INC, 8909 WELSH WAY HUDSON, FL 34667  
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 31, AND THE EAST 22 FEET OF LOT 32, BLOCK 6, CRESCENT PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 20, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 4/24/2026 or 30 days from the first publication, otherwise a Judgment may be entered

against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
WITNESS my hand and seal of said Court on the 19 day of March, 2026.  
VICTOR D. CRIST  
CLERK OF COURT OF HILLSBOROUGH COUNTY  
As Clerk of the Court (SEAL) BY: Jennifer Taylor  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155, Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
25-15432FL  
April 17, 24, 2026 26-01275H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 2026-CA-002563 DIV K PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. DEBORAH MOSLEY, et al., Defendants.**  
TO: Deborah Mosley  
4031 Tumble Wood Trail, Apartment 204  
Tampa, FL 33613  
Unknown Spouse of Deborah Mosley  
4031 Tumble Wood Trail, Apartment 204  
Tampa, FL 33613  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:  
Unit 68, Building 31, NORTH OAKS CONDOMINIUM II, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 4394, Page 109 and Condominium Plat Book 7, Page 10, as amended from time to time, of the Public Records of Hillsborough County, Florida.  
has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, April 17, 24, 2026 26-01300H

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, on April 6, 2026.  
Victor D. Crist  
as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) BY: Jennifer Taylor  
DEPUTY CLERK  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
April 17, 24, 2026 26-01300H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No. 26-CA-002847 MADISON MONTGOMERY TAMIAI LLC, a Delaware limited liability company; STANDARD BUILDING SOLUTIONS, INC., a Delaware corporation f/k/a BUILDING MATERIALS CORPORATION OF AMERICA; and BUILDING MATERIALS MANUFACTURING LLC, a Delaware limited liability company f/k/a BUILDING MATERIALS MANUFACTURING CORPORATION, a Delaware corporation, Petitioners, v. ALAFIA LAND COMPANY, a dissolved Florida corporation; and all unknown parties, officers, trustees, or other parties claiming an interest by, through, under, or against Alafia Land Company; and any and all unknown parties claiming an interest by, through, under, or against James F. Taylor, Jr., John M. Allison, M.G. Gibbons, Jr., and Joseph W. Castello, Jr. who are known to be dead or are not known to be dead or alive, Respondents.**  
TO: ALAFIA LAND COMPANY, A DISSOLVED FLORIDA CORPORATION; ANY AND ALL UNKNOWN PARTIES, OFFICERS, TRUSTEES, OR OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST ALAFIA LAND COMPANY; AND ANY AND ALL UNKNOWN PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST JAMES F. TAYLOR, JR., JOHN M. ALLISON, M.G. GIBBONS, JR., AND JOSEPH W. CASTELLO, JR., WHO ARE KNOWN TO BE DEAD OR ARE NOT KNOWN TO BE DEAD OR ALIVE.  
YOU ARE NOTIFIED that an action has been filed against you to appoint a statutory successor trustee of Alafia Land Company, a dissolved Florida corporation in Hillsborough County, Florida:  
Portions of roads, alleys, and streets located in South Tampa

Subdivision, according to the plat recorded in Plat Book 6, Page 3, and South Tampa Villa Sites, according to the plat recorded in Plat Book 6, Page 58, both of the Public Records of Hillsborough County, Florida, as more particularly described in Exhibit A attached hereto.  
**EXHIBIT A**  
**A portion of IDAHO AVENUE - as vacated by the Resolution recorded in Official Records Book 3939, Page 463, of the Official Records of Hillsborough County, Florida, more particularly described as:**  
A portion of the platted right-of-way of Idaho Avenue per SOUTH TAMPA VILLA SITES, according to the plat thereof, recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:  
BEGINNING at a point marking the Northwest corner of Tract 6 in the Northwest quarter of Section 3, Township 30 South, Range 19 East, in South Tampa, Hillsborough County, Florida, according to the plat thereof, recorded in Plat Book 6, Page 3, of the Public Records of said county; said point also being coincident with the East platted right-of-way of Idaho Avenue per SOUTH TAMPA VILLA SITES, according to the plat thereof, recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida; thence coincident with said East right-of-way boundary and the West boundary of said Tract 6, S 00°21'45" W a distance of 664.19 feet to a point being 15.00 feet South of the Southwest corner of said Tract 6; thence departing said East right-of-way boundary, N 89°47'39" W a distance of 40.00 feet to a point coincident with the West right-of-way boundary of said Idaho Avenue; thence coincident with said West right-of-way boundary, N 00°21'45" E a distance of 917.52 feet to a point lying 20.00 feet North of the Northeast corner of

Block 70 of said Plat of SOUTH TAMPA VILLA SITES; thence departing said West right-of-way boundary, S 89°39'14" E a distance of 20.00 feet to a point coincident with the centerline of the platted right-of-way of said Idaho Avenue; thence coincident with said centerline, S 00°22'04" W a distance of 253.25 feet; thence departing said centerline, S 89°43'51" E a distance of 20.02 feet to the: POINT OF BEGINNING.  
**A portion of IDAHO AVENUE - as vacated by the Resolution recorded as Instrument No. 2026073074, in the Official Records of Hillsborough County, Florida, more particularly described as:**  
A portion of Idaho Avenue, SOUTH TAMPA VILLA SITES, according to the map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida, bounded on the South by the North Right-of-way Boundary of Madison Avenue per Florida Department of Transportation Right-of-way Map Section Number 10823-2601, and bounded on the North by the South Boundary of said vacated Right-of-way of Idaho Avenue as recorded in Official Records Book 3939, Page 463, of the Public Records of Hillsborough County, Florida.  
Together with:  
A 30 foot strip of land bounded on the South by the North Right-of-way Boundary of Madison Avenue per Florida Department of Transportation Right-of-way Map Section Number 10823-2601, bounded on the North by the North Boundary of Lot 1, Block 82, SOUTH TAMPA VILLA SITES, according to the map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida and bounded on the East by the West Right-of-way Boundary of Idaho Avenue, SOUTH TAMPA VILLA SITES, according to the map or plat thereof as recorded in Plat

Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida and bounded on the West by a line being 30 feet West of and parallel to said West Right-of-way Boundary of Idaho Avenue.  
**OTHER VACATED STREETS AND ALLEYS**  
**Folio 046995-0150 - O.R. Book 26043, Page 1507**  
All of the alleys and streets shown on the plat of South Tampa Villa Sites, as recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida, lying within the boundaries of the following parcel:  
All of Lot 3 and portions of Lots 2, 6, 7, 4 and 5 all in Block 70 SOUTH TAMPA VILLA SITES, as per map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida, and that portion of the South 1/2 of the closed right-of-way abutting Block 70 on the North, and that portion of the closed alley lying within Block 70, and that portion of the closed right-of-way lying between Block 70 and Block 81, being more particularly described as follows:  
COMMENCE at a point marking the intersection of the Northernly extension of the East boundary of Block 70, SOUTH TAMPA VILLA SITES, as per map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida with a line lying 20.00 feet North of and parallel with the North boundary of said Block 70, thence coincident with said parallel line, N 89°11'23" W a distance of 345.21 feet to the POINT OF BEGINNING; thence departing said parallel line, S 00°49'28" W a distance of 407.34 feet to a point coincident with a line being 30.00 feet North of and parallel with the North boundary of Block 81, SOUTH TAMPA VILLA SITES, as per map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida;

thence coincident with said parallel line, N 89°09'58" W a distance of 36.45 feet; thence departing said parallel line, N 69°11'26" W a distance of 170.84 feet to a point coincident with a curve concave to the South, said curve having a radius of 280.00 feet, a delta angle of 20°27'10" and being subtended by a chord bearing N 79°25'01" W for a distance of 99.42 feet; thence coincident with the arc of said curve a distance of 99.95 feet; thence N 89°38'36" W a distance of 24.43 feet to a point coincident with the East right-of-way boundary of US Highway 41 (State Road No. 45) per Florida Department of Transportation Map Section No. 1006-208; thence coincident with said East right-of-way boundary, N 00°20'20" E a distance of 332.22 feet to a point coincident with a line lying 20.00 feet North of and parallel with the North boundary of said Block 70; thence departing said East right-of-way boundary coincident with said parallel line, S 89°11'23" E a distance of 322.23 feet to the POINT OF BEGINNING.  
**Folio 047005-000 - O.R. Book 26043, Page 1214**  
The road right of way lying between Block 93 and Block 94, and the North one-half (1/2) of the platted alley way in Block 94, South Tampa Villa Sites, according to the plat recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida.  
**Folio 048905-0000 - O.R. Book 7318, Page 533**  
The alley way lying within Block 82, the street lying between Block 82 and Block 93, and the alley way lying within Block 93, all less the East 30 feet thereof, and all less the parts of said streets and alleys lying within the right-of-way of State Road 45 (U.S. 41 ), South Tampa Villa Sites, according to the plat recorded in Plat Book 6, Page 58, of the Public Records of Hillsborough County, Florida.  
The street lying between Tract 6

and Tract 11 in the Northwest ¼ of Section 3, Township 30 South, Range 19 East, lying west of the west line of the railroad right-of-way, South Tampa Subdivision, according to the plat recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida.  
You are required to serve a copy of your written defenses, if any, upon plaintiff's attorney, Jacqueline F. Perez, Esquire, whose address is KHL Law, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of 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 or petition.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
WITNESS, my hand and seal of this Court on April 10, 2026.  
VICTOR D. CRIST  
CLERK OF THE CIRCUIT COURT (SEAL) BY: Jennifer Taylor  
Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602  
Jacqueline F. Perez, Esquire,  
KHL Law,  
28100 U.S. Hwy. 19  
North, Suite 104,  
Clearwater, Florida 33761  
April 17, 24; May 1, 8, 2026  
26-01301H

FIRST INSERTION

**Public Notice**  
Effective May 16, 2026, Brunilda Nazario, MD, will no longer be providing care at Optum.  
Patients of Dr. Nazario may continue care at Optum - Brandon.  
Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.  
  
April 17, 24; May 1, 8, 2026  
26-01319H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 26-CA-001699 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, Plaintiff, vs. WILLIAM THOMAS JR., et al., Defendants.**  
TO: SUNSHINE VILLAGE HOME OWNERS ASSOCIATION, INC  
3853 NORTHDAL BLVD #163, FL 33624  
YOU ARE NOTIFIED that an

action for Foreclosure of Mortgage on the following described property:  
LOT 4, BLOCK 28, OF SUNSHINE VILLAGE PHASE 1B-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGES 288 THROUGH 299, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before

5/20/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as

far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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 14, 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  
De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-05410  
April 17, 24, 2026 26-01315H

--- ACTIONS / SALES ---

FIRST INSERTION

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

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.

The administration of the estate of Johnnie L. Carr, deceased, whose date of death was April 2, 2025, 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 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

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 17, 2026.

Personal Representative:

Tenesha N. Caldwell 2834 Superior Drive Dacula, Georgia 30619

Attorney for Personal Representative: KARLA MARIE CAROLAN, Attorney Florida Bar Number: 0055321 ALL LIFE LEGAL PA 10009 Park Place Ave RIVERVIEW, FL 33578 Telephone: (813) 671-4300 Fax: (813) 671-4305 E-Mail: courtfiling@alllifelegal.com Secondary E-Mail: kmcarolan@alllifelegal.com

April 17, 24, 2026 26-01329H

FIRST INSERTION

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

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.

The administration of the estate of Delois Sheppard a/k/a Delois Lowrance Sheppard, deceased, whose date of death was January 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 17, 2026.

Personal Representative:

Lacine Lowrance-Small f/k/a Lacine T. Small 2668 Halle Ann Circle Winston-Salem, North Carolina 27103

Attorney for Personal Representative: s/ John A. Richert John A. Richert, Esq. Attorney for Personal Representative Florida Bar Number: 106613 Richert Quarles P.A. 5801 Ulmerton Road, Suite 100 Clearwater, Florida 33760 Telephone: (727) 235-6461 E-Mail: john@rq.law Secondary E-Mail: emina@rq.law

April 17, 24, 2026 26-01328H

FIRST INSERTION

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

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2026, and entered in 25-CA-013096 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC is the Plaintiff and CARLY M. HILINSKI-ROSICK, JOHN T. ROSICK, HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com, at 10:00 AM, on May 05, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 11, HERITAGE ISLES PHASE 1D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 18140 SANDY POINTE DR, TAMPA, FL 33647

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

45.031.

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 17, 2026.

Personal Representative:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-311618 - MaS April 17, 24, 2026 26-01327H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 29-2024-CA-005340 UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. JACOB H. CROCKER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 08, 2025, and entered in 29-2024-CA-005340 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and JACOB H. CROCKER; EXCHANGE AT WESTSHORE HOMEOWNERS' ASSOCIATION, INC.; WELLS FARGO BANK, N.A. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com, at 10:00 AM, on May 07, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33, SOUTH WESTSHORE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 4810 W MCELROY AVENUE #7, TAMPA, FL 33611

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

FIRST INSERTION

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

PROBATE DIVISION CASE NO.: 26-CP-000214 DIVISION: B IN RE: ESTATE OF: ROBERT STERLING SPLAIN, JR., Deceased.

The administration of ROBERT STERLING SPLAIN, JR., ("Decedent") deceased, whose date of death was February 5, 2025, and whose Social Security Number is XXX-XX-9768, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Court-house, 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the Petitioner and the Petitioner'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 is April 17, 2026.

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

Dated this 14 day of April, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-212612 - MaS April 17, 24, 2026 26-01325H

FIRST INSERTION

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

CASE NO.: 25-CA-011391 EF MORTGAGE, LLC, Plaintiff, v. ARJEN HOMES, LLC, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 13, 2026 and entered in Case No. 25-CA-011391 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ARTURO LUIS GIAMMUGNANI, ARJEN HOMES, LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough. realforeclose.com on May 11, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 9, SERENITY LUXURY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 102 AND 103, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3217 SERENITY ESTATES LN, TAMPA, FL 33611 (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 AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813

Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com April 17, 24, 2026 26-01322H

FIRST INSERTION

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

CASE NO.: 25-CA-003213 PRESIDENTIAL BANK, FSB, Plaintiff, vs. FABIO V. REYES; YVONNE LIMA REYES; PANTHER TRACE II HOMEOWNERS' ASSOCIATION, INC., Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated December 11, 2025, and entered in Case No. 25-CA-003213 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Presidential Bank, FSB, is Plaintiff and Fabio V. Reyes; Yvonne Lima Reyes; Panther Trace II Homeowners' Association, Inc., are Defendants, the Office of the Clerk of Victor D. Crist, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough. realforeclose.com at 10:00 a.m. on the 14th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 32, PANTHER TRACE PHASE 2B-3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA. Property Address: 11806 Harpswell Drive, Riverview, Florida 33579

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

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

Dated: 4/14/26

McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 25-400095 April 17, 24, 2026 26-01321H

FIRST INSERTION

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

CASE NO.: 26-CA-000433 VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v. ANTONIO D. DELGADO RODRIGUEZ, et al., Defendants.

TO: Jacqueline Yvonne Gonzalez 71E S Kingstowne Circle Brandon FL 33511

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

Lot 7, Block 36, GRANT PARK ADDITION, a subdivision according to the plat thereof recorded in Plat Book 7, Page 55, 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.

diately 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 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 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, on April 6, 2026.

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

Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 April 17, 24, 2026 26-01320H

FIRST INSERTION

NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No. 2. 26-CA-000671 DIVISION O Honorable Judge: Laura E Ward PLANET HOME LENDING, LLC Plaintiff, vs.

HANNAH JAYAG; TAMARA JAYAG; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, TO: TAMARA JAYAG Last Known Address: 7607 S OBRIEN STREET, TAMPA, FL 33616.

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 7607 S OBRIEN STREET, TAMPA, FL 33616, and more particularly described as follows:

LOT 4 AND EAST 1/2 OF CLOSED ALLEY ABUTTING THEREON, BLOCK 232, MAP OF PART OF PORT TAMPA CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Folio No. 139245-0025 COMMONLY KNOWN AS: 7607 S Obrien Street, Tampa, FL 33616

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson

Street, Suite 730, Orlando, FL 32801, on or before, 5/14/2026, but not less than 30 days from the first proof of 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; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED ON 4/8/2026.

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

Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 605 E. Robinson Street, Suite 730, Orlando, FL 32801 April 17, 24, 2026 26-01316H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... CASE NO.: 25-CA-008609 LOANDEPOT.COM, LLC, Plaintiff, v. ROBERT GREGORY WINTERS, et al., Defendant(s).

FLA 662137 AND FLA 662138 and commonly known as: 2414 BROCK ROAD, PLANT CITY, FL 33565 (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.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION... CASE NO. 24-CA-001638 FTF LENDING, LLC, Plaintiff, vs. ONE HOUR HOUSE SOLUTIONS LLC, et al., Defendant.

RIGHT OF WAY OF PEARSON ROAD; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 48.00 FEET TO THE NORTH LINE OF THE SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND THE POINT OF BEGINNING; THENCE N 89 DEGREES 57' 02" E, ALONG SAID NORTH LINE, A DISTANCE OF 380 FEET; THENCE S 00 DEGREES 03' 06" E, A DISTANCE OF 177.30 FEET; THENCE S 89 DEGREES 57' 02" W, A DISTANCE OF 200.61 FEET; THENCE N 00 DEGREES 11' 42" E, A DISTANCE 132.03 FEET; THENCE S 89 DEGREES 57' 02" W, AND PARALLEL TO THE NORTH LINE OF THE SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 180.00 FEET TO THE EAST RIGHT OF WAY OF PEARSON ROAD; THENCE N 00 DEGREES 00' 02" E, ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS BUDGET WORKSHOP

Notice is hereby given that a workshop of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Monday, April 27, 2026, at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss the proposed FY 2027 Budget.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the workshop is asked to advise the District Manager's office at least forty-eight (48) hours before the workshop by contacting the District Manager at (813) 991-1140. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Mark Vega, District Manager April 17, 2026 26-01333H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION... CASE NO. 25-CA-007576 LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. ALFRED BREWLEY A/K/A ALFREDO BREWLEY, et al., Defendant(s).

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA... CASE NO.: 25-CA-010852 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NRPL 2023-RPL1 TRUST, Plaintiff, vs. RICHARD W. KAHN; RIANA L. KAHN; UNKNOWN SPOUSE OF RICHARD W. KAHN; UNKNOWN SPOUSE OF RIANA L. KAHN; ANGEL ONE INVESTORS, INC.; HICKS WHITESIDE, P.A. F/K/A HENRY W. HICKS, P.A.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

CORDS OF HILLSBOROUGH COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twigg Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

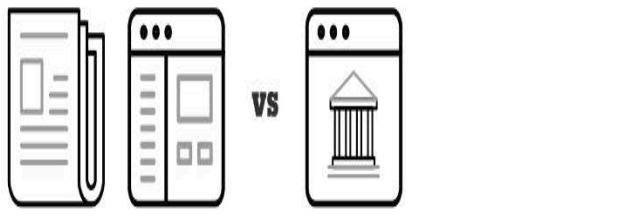
FIRST INSERTION

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 Legacy Encore located at 1251 Ray Charles Blvd in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of April, 2026 Legacy at Encore LLC April 17, 2026 26-01323H

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu option or email 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. Includes graphic of a stool with legs labeled 'Open Meetings', 'FOIA', and 'Public Notice'.



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. Includes graphic of a padlock.

The History  
How We Got Here

# Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

**T**he presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

#### ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

## \$\$\$

**The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.**



ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the "general interest," even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, "Looking Backward," by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. "Looking backward," his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security "from cradle to grave" — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt's advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish "economic royalists" had abused. In the words of Roosevelt's first inaugural address, "The money changers have fled from the high seats in the temple of our civilization."

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck's Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included "make work" projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

#### **CENTRAL PLANNING TAKES OVER**

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

### **SOCIALIZING RESULTS OF PRODUCTION**

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

# “““

**The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.**

U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

### **BAD MEANS FOR GOOD OBJECTIVES**

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.

## SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

## SECOND 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, Dannelle; 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, Tkeria; 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 - McGiverty, 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, Zeldia; 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, Cadarris; 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 - Hefflin, Naquieriah; 2177 - Almagueer, 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 - coffee, Jashala; 3109 - Zuckerman, Erik; 3117 - Neal, Gaston; 3122 - Julian, Tamika; 3140 - Rivera, Nicky; 3147 - Nichols, Timieka; 3164 - Mingo, Salatheia; 3178 - Holley, Katiwa;

**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, Sherrill; L032 - Cotton, Sherrill; 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.**

O013 - Dantzler, Tonja; O030 - Harrisoudy, 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, Derick; 0318 - Graham, Bobby; 0371 - Christopher, Latesha; 0386 - Martinez, Marilyn; 0445 - Murphy, Carlous; 0447 - TNT Roofing and Restoration LLC Hough, Thomas; 0453 - Atherton, Amanda; 0456 - Jones, Donald; 0469 - Boone, Shucarma; 0479 - gaskins, Van; 0503 - dozier, myeshia; 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 - 1lpheage, 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, Iisha; 1070 - Pittman, Raven; 1080 - Jackson, Saminthia; 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 - espailat, Mario; 259 - McMillan, Justin; 260 - Bliss, Mitchell; 336 - Wesley, Angelica; 407 - Sin, Moses; 424 - Sforza, Jacob; 431 - Shelton, Tanya; 447 - Ravindran, Sujanitha; 488 - Hibler, Clayton; 565 - Check, Daniel; 604 - Perez, Dayana Figueredo; 605 - Taylor, Philip; 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

**(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, Iisha; 1070 - Pittman, Raven; 1080 - Jackson, Saminthia; 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 - espailat, Mario; 259 - McMillan, Justin; 260 - Bliss, Mitchell; 336 - Wesley, Angelica; 407 - Sin, Moses; 424 - Sforza, Jacob; 431 - Shelton, Tanya; 447 - Ravindran, Sujanitha; 488 - Hibler, Clayton; 565 - Check, Daniel; 604 - Perez, Dayana Figueredo; 605 - Taylor, Philip; 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, Yamilex; 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 Shantia;

**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, Leocadio; 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, Twanashay; 1035 - Newsome, Destiny; 1110 - Huntley, Ato; 1112 - Sezaire, 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

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA**  
**File No. 25-CP-003021**  
**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.

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:****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

Secondary E-Mail:

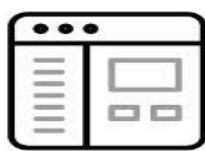
eservice@attorneywalton.com

April 10, 17, 2026

26-01230H

# 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

**vs**

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



# SAVE TIME

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

N/077

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

SECOND INSERTION

**Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Berry Bay 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										
PRODUCT	PER UNIT	TOTAL EAU'S	% OF EAU'S	PRODUCT TYPE		TOTAL ANNUAL		PER UNIT		
				PRINCIPAL	ANNUAL	PRINCIPAL	ANNUAL			
Single Family 50	100	1,389.00	100.00%	1,389	\$124,655,000	\$11,073,672	\$86,744		\$7,972	
<b>Totals</b>		<b>1,389.00</b>	<b>100.00%</b>	<b>1,389</b>	<b>\$124,655,000</b>	<b>\$11,073,672</b>	<b>\$86,744</b>		<b>\$7,972</b>	

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

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

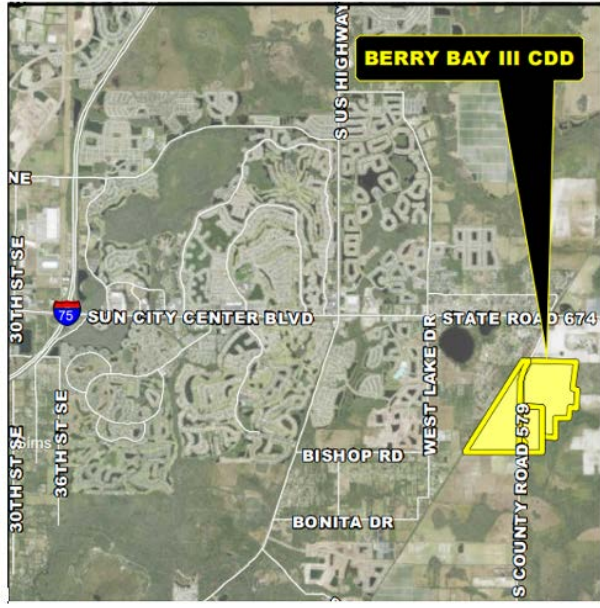
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District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

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

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

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

Jayna Cooper, District Manager



RESOLUTION NO. 2026-08

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

<b>Attest:</b>	<b>Berry Bay III Community Development District</b>
/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

SECOND 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. 732.2211, 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:**  
**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

FOURTH INSERTION

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

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

**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](mailto:legal@businessobserverfl.com)

**Business Observer**

**SUBSCRIBE TO THE BUSINESS OBSERVER**

Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)

**Business Observer**

TAX DEEDS / PUBLIC NOTICES

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued.

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued.

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NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued.

NOTICE OF PUBLIC SALE

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.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storage-treasures.com.

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 - nourou, peter; E062 - Thomas, Jeny; E071 - poole, Brianna; E083 - Marc, Pirrus; P006 - Schuttler, Jeremy;

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

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.

--- TAX DEEDS / ACTIONS / SALES / ESTATE ---

THIRD INSERTION

**NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION**  
**Case No. 26-CA-003342**

In re: **BLUE TITAN LOGISTICS, LLC**, Assignor, to **LARRY S. HYMAN**, Assignee.  
**TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:**  
 1. **PLEASE TAKE NOTICE** that on or about March 25, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by BLUE TITAN LOGISTICS, LLC, Assignor, with its principal place of business at 13920 N. Dale Mabry Hwy, Suite 2, Office 114, Tampa, FL 33618, to Larry S.

Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. **YOU ARE HEREBY FURTHER NOTICED** that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. **YOU ARE HEREBY FURTHER NOTICED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before July 23, 2026.**  
 April 3, 10, 17, 24, 2026

26-01126H

SECOND 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

SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH 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 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with 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  
 Secondary E-Mail:  
 becky@attorneypatricksmith.com  
 April 10, 17, 2026 26-01164H

SECOND 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 Twigg's Steet, Room 445, Edgecomb 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 THE 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  
**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

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: 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 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 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

FOURTH INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION**  
**CASE NO.: 2025-CA-001824**  
**TRJMG FUND LLC,**  
**Plaintiff, v.**  
**BRITTANY LEAN STILLINGS;**  
**SHANA GIRVEN; COURTNEY STILLINGS; JASMINE STILLINGS; MONTERAL STILLINGS, JR.; BRANDON STILLINGS; UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF THE ESTATE OF MONTERAL STILLINGS,**  
**Defendant.**

TO: Monteral Stillings, Jr. Last known address: 11417 Marshall Rd., Thonotosassa FL 33592  
 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to a certain real property described as follows:  
 South 67.8 feet of North 202.8 feet of West 167.4 feet of East 467.4 feet of Southeast 1/4 of Northwest 1/4 of Northeast 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. Twigg's 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. Twigg's 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

SECOND INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: 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 87 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 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 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

FOURTH 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.**

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. Twigg's 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

FOURTH INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION**  
**CASE NO.: 2025-CA-001824**  
**TRJMG FUND LLC,**  
**Plaintiff, v.**  
**BRITTANY LEAN STILLINGS;**  
**SHANA GIRVEN; COURTNEY STILLINGS; JASMINE STILLINGS; MONTERAL STILLINGS, JR.; BRANDON STILLINGS; UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF THE ESTATE OF MONTERAL STILLINGS,**  
**Defendant.**

TO: 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. Twigg's 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 Twigg's 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

FOURTH INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION**  
**CASE NO.: 2025-CA-001824**  
**TRJMG FUND LLC,**  
**Plaintiff, v.**  
**BRITTANY LEAN STILLINGS;**  
**SHANA GIRVEN; COURTNEY STILLINGS; JASMINE STILLINGS; MONTERAL STILLINGS, JR.; BRANDON STILLINGS; UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF THE ESTATE OF MONTERAL STILLINGS,**  
**Defendant.**

TO: 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. Twigg's 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 Twigg's  
 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

--- ESTATE ---

SECOND 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 732.221.

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

SECOND 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. 732.221, 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:**

**/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

SECOND 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 representatives' attorney are set forth below.

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

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

The personal representative has no

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

SECOND 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 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 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

SECOND 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. 732.221, 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.

**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

SECOND 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. 732.221, 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:**

**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

SECOND 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 unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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  
D. Michael Lins, Esquire  
Florida Bar No. 435899  
J. Michael Lins, Esquire  
Florida Bar No.: 1011033  
LINS LAW GROUP, P.A.  
14497 N. Dale Mabry Hwy.,  
Suite 160-N  
Tampa, FL 33618  
Ph. (813) 386-5768  
Primary E-mail:  
mike@linslawgroup.com  
Secondary E-Mail:  
kris@linslawgroup.com  
April 10, 17, 2026 26-01200H

SECOND 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. 732.221, Florida Statutes.

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

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

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

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

Attorney and Personal Representative:  
LORI VELLA, ESQ.  
Florida Bar Number: 356440  
Law Office of Lori Vella, PLLC  
14502 N. Dale Mabry Hwy., Suite 200  
Tampa, FL 33618  
Telephone: (888) 778-0063  
E-Mail: attorneylori@lorivella.com  
April 10, 17, 2026 26-01186H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE THIRTEENTH  
CIRCUIT COURT IN AND FOR  
HILLSBOROUGH COUNTY, STATE  
OF FLORIDA PROBATE,  
GUARDIANSHIP, MENTAL  
HEALTH AND TRUST DIVISION  
**FILE NO: 25-CP-002315**  
**IN RE: ESTATE OF**  
**DENNIS LEE HOWARD,**  
**Deceased.**

The administration of the Estate of DENNIS LEE HOWARD, deceased, whose date of death was June 19, 2025, File Number 292025CP002315, is pending in the Circuit Court for HILLSBOROUGH County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

**GREGORY ALLEN HOWARD**

**Personal Representative (proposed)**

Gerald L. Hemness, Jr., Esq.  
Counsel for Gregory Allen Howard  
Florida Bar # 67695  
100 Ashley Dr. South, Ste. 664  
Tampa, FL 33602-5300  
(813) 352-2708  
gerald@hemness.com  
April 10, 17, 2026 26-01193H



**What is a public notice?**

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

--- SALES ---

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 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. Twigg Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twigg Street Tampa FL 33602, 813-272-7040 ; Moun ki gen 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

SECOND 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 Twigg 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 SANOMA 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

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

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-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 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. Twigg Street, Room 604, Tampa, FL 33602. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-12304FL April 10, 17, 2026 26-01233H

SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 25-CA-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.

realforeclose.com, 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. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone

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

Dated this 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

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

Dated this 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 --

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDACIVIL 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, AC-  
CORDING 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 VA-  
LENCIA RD, PLANT CITY, FL  
33563IF YOU ARE A PERSON CLAIM-  
ING A RIGHT TO FUNDS REMAIN-  
ING AFTER THE SALE, YOU  
MUST FILE A CLAIM WITH THE  
CLERK NO LATER THAN THE  
DATE THAT THE CLERK REPORTSTHE 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 UN-  
CLAIMED, 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 Ad-  
ministrative Office of the Court as far  
in advance as possible, but preferably  
at least (7) days before your scheduled  
court appearance or other court activ-  
ity of the date the service is needed:  
Complete the Request for Accommoda-  
tions 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 Coordina-  
tor, 800 E. Twiggs Street, Tampa, FL  
33602. Phone: 813-272-7040, Hear-  
ing Impaired: 1-800-955-8771, Voice  
impaired: 1-800-955-8770, e-mail:  
ADA@fjud13.orgDated 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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT IN  
AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION**CASE NO. 25-CA-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 Cir-  
cuit 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 Defen-  
dants, 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, RE-  
CORDED IN PLAT BOOK 31,  
PAGE 51, OF THE PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA, BEING  
MORE PARTICULARLY DE-  
SCRIBED AS FOLLOWS:  
THE NORTH 16.40 FEET  
OF THE FOLLOWING DE-  
SCRIBED PARCEL; COM-  
MENCING AT THE NORTH-  
WEST CORNER OF SAID  
LOT 1, THENCE SOUTH 89  
DEGREES 50' 34" EAST (AS-  
SUMED BEARING), 437.20  
FEET ALONG THE NORTH  
BOUNDARY OF SAID LOT1; THENCE SOUTH 00 DE-  
GREES 16' 06" WEST, 109.30  
FEET TO THE POINT OF BE-  
GINNING; 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 VIL-  
LAS, 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 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 Court's ADA Coordina-  
tor, Hillsborough County Courthouse,  
800 E. Twiggs St., Room 604, Tampa,  
Florida 33602, (813) 272-7040, at least  
7 days before your scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.DATED 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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDACASE 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 en-  
tered 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 SERV-  
ING, 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, Vic-  
tor 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, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF AS RECORDED INPLAT BOOK 78, PAGE 61, PUB-  
LIC RECORDS OF HILLSBOR-  
OUGH COUNTY, FLORIDA.  
Property Address: 5648 Tughill  
Drive, Tampa, FL 33624ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM 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 PUB-  
LISHED 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 notifi-  
cation of a scheduled court proceed-  
ing if the time before the scheduled  
appearance is less than 7 days. Com-  
plete the Request for Accommodations  
Form and submit to 800 E. Twiggs  
Street, Room 604, Tampa, FL 33602.  
ADA Coordination Help Line (813)  
272-7040; Hearing Impaired Line  
1-800-955-8771; Voice Impaired Line  
1-800-955-8770.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

## SECOND 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 DIVISIONCASE 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 RE-  
CORDED IN PLAT BOOK 46,  
PAGE 82, OF THE PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.Also known as 5012 S 66TH ST,  
TAMPA, FL 33619  
together with all existing or subse-  
quently 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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification of  
a scheduled court proceeding if the time  
before the scheduled appearance is less  
than 7 days. Complete the Request for  
Accommodations Form and submit  
to 800 E. Twiggs Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
CIVIL DIVISION**CASE NO. 25-CA-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 pursu-  
ant to a Final Judgment of Foreclo-  
sure filed March 24, 2026 and en-  
tered in Case No. 25-CA-011130, of  
the Circuit Court of the 13th Judicial  
Circuit in and for HILLSBOROUGH  
County, Florida, wherein WILMING-  
TON SAVINGS FUND SOCIETY FSB  
D/B/A CHRISTIANA TRUST NOT IN  
ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE OF  
RESIDENTIAL CREDIT OPPOR-  
TUNITIES TRUST II is Plaintiff and  
ROSS EVAN FERRARO; UNKNOWN  
PERSON(S) IN POSSESSION OF  
THE SUBJECT PROPERTY; REALTY  
4 HIM, LLC; are defendants. VIC-  
TOR 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 saidFinal Judgment, to wit:  
LOT 9 OF MAP OF GIBSON-  
TON ON-THE-BAY SIXTH  
ADDITION, ACCORDING TO  
THE PLAT THEREOF AS RE-  
CORDED IN PLAT BOOK 26,  
PAGE 57, OF THE PUBLIC RE-  
CORDS 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 be-  
fore 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 par-  
ticipate in this proceeding, you are en-  
titled, at no cost to you, to the provision  
of certain assistance. Please contact the  
ADA Coordinator, Hillsborough County  
Courthouse, 800 E. Twiggs St., Room  
604, Tampa, Florida 33602, (813) 272-  
7040, at least 7 days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than 7 days; if you are hearing or  
voice impaired, call 711.DATED this 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

## SECOND 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 DIVISIONCASE 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 HILLS-  
BOROUGH COUNTY, FLORI-  
DA.Also known as 12463 SHINING  
WILLOW ST, RIVERVIEW, FL  
33579together with all existing or subse-  
quently 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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification of  
a scheduled court proceeding if the time  
before the scheduled appearance is less  
than 7 days. Complete the Request for  
Accommodations Form and submit  
to 800 E. Twiggs Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.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

## SECOND 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  
DIVISIONCase 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 pur-  
suant to the Uniform Final Judgment of  
Foreclosure entered on April 6, 2026,  
in Case No. 25-CA-005935, of the Cir-  
cuit Court of the 13TH Judicial Circuit  
for Hillsborough County, Florida, in  
which HANCOCK WHITNEY BANK,a Mississippi state chartered bank, is  
Plaintiff, and HERNAN MEZA RO-  
DRIGUEZ II, JENNIFER SANTOS,  
ALEKSEI KABARUKHIN; VALHAL-  
LA OF BRANDON POINTE HOME-  
OWNERS' ASSOCIATION INC.;  
STATE OF FLORIDA; UNKNOWN  
TENANT, LESSEE OR CONTRAC-  
TOR IN POSSESSION NO. 1 and UN-  
KNOWN TENANT, LESSEE OR CON-  
TRACTOR 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 sur-  
plus 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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification  
of a scheduled court proceeding if the  
time before the scheduled appearance is  
less than 7 days. Complete the Request  
for Accommodations Form and submit  
to 800 E. Twiggs Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.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 SOUTHHOMEOWNERS 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 FOR-  
EST 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 COUN-  
TY, FLORIDA.Property Address: 17018 Oval  
Rum Dr, Wimauma, FL 33598  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.THE COURT, IN ITS DISCRETION,  
MAY ENLARGE THE TIME OF THE  
CHANGED TIME OF SALE SHALLBE 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 cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification  
of a scheduled court proceeding if the  
time before the scheduled appearance is  
less than 7 days. Complete the Request  
for Accommodations Form and submit  
to 800 E. Twiggs Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.Kelley Kronenberg  
10360 W State Rd 83  
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 ---

SECOND INSERTION

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

CASE NO.: 24CA004592 DIV. C 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@tbnrownlaw.com Attorneys for Plaintiff April 10, 17, 2026 26-01220H

SECOND 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. Also known as 13905 ROSEATE TERN LN, 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.

NOTICE OF SALE 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

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

April 10, 17, 2026 26-01181H

SECOND INSERTION

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

CASE NO.: 22-CA-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

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

April 10, 17, 2026 26-01191H

SECOND 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.

Also known as 1752 COLDING DR, RUSKIN, FL 33570 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 6th 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 26-01180H

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 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

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-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 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

SECOND INSERTION

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

Case No. 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-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 & 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.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 April 10, 17, 2026 26-01168H

SECOND 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 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. Bossardt, 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 efling@atlaslaw.com Attorneys for Plaintiff April 10, 17, 2026 26-01226H

April 10, 17, 2026 26-01226H

--- SALES / ACTIONS ---

SECOND 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 KIAVI 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 KIAVI 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: ftrealprop@kelleykronenberg.com File No: 3843.000286 April 10, 17, 2026 26-01211H

SECOND INSERTION

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

CASE NO. 25-CA-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

SECOND INSERTION

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

CASE NO. 25-CA-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

SECOND INSERTION

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

CASE NO. 24-CA-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 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 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

SECOND 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.

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

SECOND INSERTION

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

CASE NO. 25-CA-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

SECOND INSERTION

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

CASE NO. 25-CA-009468 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ROBERT SPURGEON, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL; 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

SECOND 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

SECOND INSERTION

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

CASE NO. 26-CA-002023 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. PHILLIP H MARTIN A/K/A PHILLIP HAROLD MARTIN, et al., Defendant.

To: BARBARA J 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 24-0932FL April 10, 17, 2026 26-01165H

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

## 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-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 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

## SECOND INSERTION

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

## SECOND 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 CARRASQUILLO 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

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 25.16  
fleservice@flwlaw.com  
04-102854-F00  
April 10, 17, 2026 26-01206H

## SECOND 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

## 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-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

## SECOND 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

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 25.16  
fleservice@flwlaw.com  
04-102854-F00  
April 10, 17, 2026 26-01206H

## SECOND 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 FS. 715.109: A 2021 CHAM mobile home bearing vehicle identification numbers FL26100PHAI03800A and FL-26100PHAI03800B, 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

## SECOND 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

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

U-Stor Tampa East will be held on or thereafter the dates in 2026 and times indicated below, at www.storage-treasures.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	Clems Dorlit
K-21	Miguel Martinez

April 10, 17, 2026 26-01201H

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO.: 25-CA-013133  
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.  
COURTNEY MARIE PEOPLES A/K/A COURTNEY PEOPLES; ROBERT EGUIA; et al., Defendant(s).

TO: Robert Eguia  
Last Known Residence: 14306 Easy Goer St Ruskin, FL 33573  
TO: Unknown Spouse Robert Eguia  
Last Known Residence: 14306 Easy Goer St Ruskin, FL 33573

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

LOT 3, IN BLOCK 4, OF BELMONT TOWNHOMES PAR-

## SECOND INSERTION

CEL F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 294, 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 05/08/2026, 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 02 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  
1190-1742B  
Ref# 16572  
April 10, 17, 2026 26-01185H

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