Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING OF
LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of Lake St. Charles Community Development District ("**District**") on **February 4, 2026, at 5:00 p.m. at 6801 Colonial Lake Drive, Riverview, Florida 33578.**

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to: (1) adopt its proposed Amended and Restated Rules of Procedure, Rule No. 2026-01; (2) adopt its Amended and Restated Rules and Policies for Amenity Usage ("Amenity Policies"), Rule No. 2026-02; (3) adopt rules establishing consequences for those who violate the District's Amenities Policies ("Disciplinary Rule"), Rule No. 2026-03; (4) adopt its Amended and Restated Rules Relating to Parking Enforcement ("Parking Policies"), Rule No. 2026-04; and (5) adopt its Encroachment Policy, Rule No. 2026-05 ("Encroachment Policy"). Prior notice of rule development was published in the Business Observer on December 26th, 2025.

The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

The purpose and effect of the Amenity Policies, Disciplinary Rule, Parking Policies, and Encroachment Policy is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. Specific legal authority for the District to adopt the proposed Amenity Policies, Disciplinary Rule, Parking Policies, and the Encroachment Policy includes Chapters 120 and 190, Florida Statutes, as amended, and specific laws implemented include, but are not limited to, Sections 190.011, 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. The proposed rates within the Amenity Policies include:

TYPE	RATE	DEPOSIT
Annual Non-Resident User Fee	$1,500.00 - $8,000.00	N/A
Additional/Replacement Access Card	$25.00 - $50.00	N/A
Guest Access Pass	N/A	$20.00
Returned Check/Insufficient Funds Fee	$50.00 - $100.00	N/A
Clubhouse Rental – Day or Evening	$150.00	$350.00
Clubhouse Rental – All Day	$300.00	$350.00
Notary Services – Residents	$0.00	N/A
Notary Services – Non-Residents	$10.00	N/A

*Any electronic payments remitted to the District may require payment of additional associated processing fees.

The proposed Encroachment Policy rates include:

TYPE	RATE
Application Cost	$0.00 - $2,000.00

The proposed Disciplinary Rule and rates, fees and charges associated therewith may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Disciplinary Rule addresses use of access cards, provide for the suspension and termination of amenity access, **provide for an administrative reimbursement of up to One Thousand Dollars ($1,000.00)**, provide for property damage reimbursement, provide authority for certain District staff to remove persons from the amenities, provide for hearings and appeal, and provide for other legal remedies. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes.

A copy of the proposed Amenity Policies, Disciplinary Rule, Parking Policies, and Encroachment Policy and any material proposed to be incorporated by reference may be obtained by contacting Stephanie DeLuna, District Manager at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (SDeLuna@Rizzetta.com); Phone: (813) 533-2950.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a 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. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Stephanie DeLuna, District Manager
Lake St. Charles Community Development District
January 2, 2026 26-00001H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the
North Park Isle Community Development District

The Board of Supervisors (the "**Board**") of the North Park Isle Community Development District (the "District") will hold a public hearing and a meeting on **Thursday January 22, 2026,** at **2:00 p.m.** at the Marriott Tampa Westshore, 1001 N Westshore Boulevard, Tampa FL, 33607.

The purpose of the public hearing is to receive public comments on the levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, provide for the levy, collection, and enforcement of the O&M Assessments. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.northparkislecdd.com at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at NPIAssessments@inframark.com.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION

Assessment Area One- Series 2019

		General Fund			Debt Service Series 2019			Total Assessments per Unit			
Product	Units	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change	Percent Change
Single Family 50'	345	$ 948.33	$ 900.00	$ 48.33	$ 1,595.75	$ 1,595.75	$ -	$ 2,544.08	$ 2,495.75	$ 48.33	2%
Single Family 60'	93	$ 1,138.00	$ 1,080.00	$ 58.00	$ 1,914.90	$ 1,914.90	$ -	$ 3,052.90	$ 2,994.90	$ 58.00	2%
	438										

Assessment Area Two- Series 2021

		O&M Per Unit			Debt Service Series 2021			Total Assessments per Unit			
Product	Units	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change	Percent Change
Single Family 40'	54	$ 758.66	$ 720.00	$ 38.66	$ 1,200.00	$ 1,200.00	$ -	$ 1,958.66	$ 1,920.00	$ 38.66	2%
Single Family 50'	424	$ 948.33	$ 900.00	$ 48.33	$ 1,500.00	$ 1,500.00	$ -	$ 2,448.33	$ 2,400.00	$ 48.33	2%
Single Family 60'	62	$ 1,138.00	$ 1,080.00	$ 58.00	$ 1,800.00	$ 1,800.00	$ -	$ 2,938.00	$ 2,880.00	$ 58.00	2%
	540										

Assessment Summary
Fiscal Year 2026 vs. 2025 Assessments

ASSESSMENT ALLOCATION

Assessment Area One- Series 2019

		General Fund			Debt Service Series 2019			Total Assessments per Unit			
Product	Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 50'	345	$ 1,207.03	$ 948.33	$ 258.70	$ 1,595.75	$ 1,595.75	$ -	$ 2,802.78	$ 2,544.08	$ 258.70	10%
Single Family 60'	93	$ 1,448.44	$ 1,138.00	$ 310.44	$ 1,914.90	$ 1,914.90	$ -	$ 3,363.34	$ 3,052.90	$ 310.44	10%
	438										

Assessment Area Two- Series 2021

		O&M Per Unit			Debt Service Series 2021			Total Assessments per Unit			
Product	Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 40'	54	$ 965.63	$ 758.66	$ 206.96	$ 1,276.60	$ 1,276.60	$ -	$ 2,242.23	$ 2,035.26	$ 206.96	10%
Single Family 50'	424	$ 1,207.03	$ 948.33	$ 258.70	$ 1,595.75	$ 1,595.75	$ -	$ 2,802.78	$ 2,544.08	$ 258.70	10%
Single Family 60'	62	$ 1,448.44	$ 1,138.00	$ 310.44	$ 1,914.90	$ 1,914.90	$ -	$ 3,363.34	$ 3,052.90	$ 310.44	10%
	540										

The O&M Assessments (as well as any debt assessments or other District assessments) are normally collected by the Hillsborough County Tax Collector on the County tax bill. The Hillsborough County Property Appraiser's office supplies the District with a property roll of all property owners within the District, which is utilized to generate the District's Assessment Roll for the District's assessments. There was a scrivener's error in the property roll as it did not include certain lots in the expansion phases of the development within the community and this error was not caught prior to certifying the Assessment Roll to the Tax Collector, and 349 homes occupied by residents are impacted and the property owners of these homes will receive a direct bill from the District in lieu of paying the District's assessments through the Tax Collector. There will be no additional cost to any residents or property owners, the impacted property owners will simply pay their same District assessments directly to the CDD rather than them being collected with your property tax bill. Property owner is eligible for a discount if paid early.

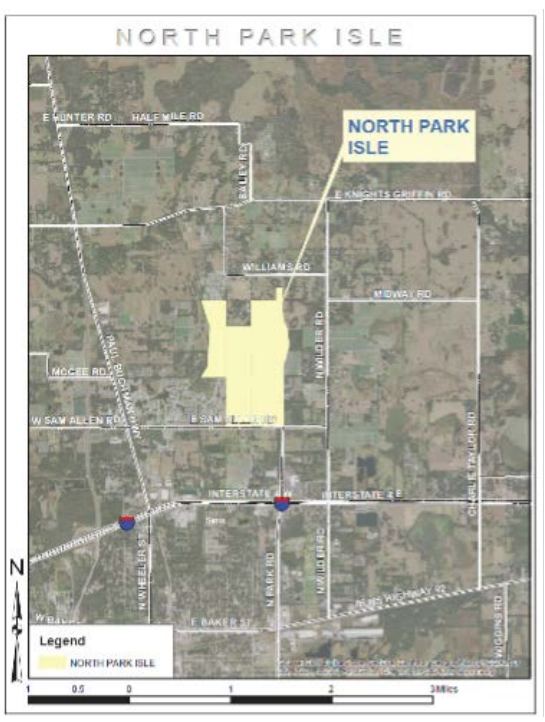
Failure to pay will cause a foreclosure action to be filed against the property which may result in loss of title or a tax certificate to be issued against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office 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 Manager's office.

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

Jayna Coooper, District Manager



January 2, 2026 26-00011H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V28

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Speak Life Stationery LLC, desiring to engage in business under the fictitious name Speak Life Stationery located at 7901 4th St N, STE 300, St. Petersburg, FL 33702, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 2, 2026 26-00015H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING OF WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of Waterleaf Community Development District ("**District**") on **February 18, 2026, at 5:30 p.m. at the Riverview Public Library, Room 137, 9951 Balm Riverview Road, Riverview, FL 33569.**

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to: (1) adopt its proposed Amended and Restated Rules of Procedure, Rule No. 1; (2) establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"), Rule No. 2; (3) adopt rules establishing consequences for those who violate the District's Amenities Rules (the "Disciplinary Rule"), Rule No. 3; and (4) establish rates, fees, and charges imposed on residents and non-residents utilizing the District's gate access system (the "Gate Access Rates"), Rule No. 4. Prior notice of rule development was published in the Business Observer of Hillsborough County on December 26, 2025.

The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

The purpose and effect of the Amenity Rates, Disciplinary Rule and Gate Access Rates is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. Specific legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific laws implemented include, but are not limited to, Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. The proposed Amenity Rates include:

TYPE	RATE	DEPOSIT
Annual Non-Resident User Fee	$1,000.00 - $5,000.00	N/A
Replacement Access Card	$25.00 - $35.00	N/A
Additional Access Card	$10.00 - $20.00	N/A
Returned Check/Insufficient Funds Fee	$50.00 - $75.00	N/A
Multi-Purpose Field Rental	$25.00	$100.00
Covered Picnic at the Pool or Playground Rental	$25.00	$300.00

*Any electronic payments remitted to the District may require payment of additional associated processing fees.

The proposed Gate Access Rates include:

TYPE	RATE
Additional Gate Access Device	$10.00 - $20.00
Replacement Gate Access Device	$25.00 - $35.00

The proposed Disciplinary Rules and rates, fees and charges associated therewith may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Disciplinary Rules address use of access cards, provide for the suspension and termination of amenity access, **provide for an administrative reimbursement of up to One Thousand Dollars ($1,000.00)**, provide for property damage reimbursement, provide authority for certain District staff to remove persons from the amenities, provide for hearings and appeal, and provide for other legal remedies. Specific legal authority for the rule includes Sections 190.035 (2), 190.011 (5) and 120.54, Florida Statutes.

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Rich McGrath, District Manager at Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 (rmcgrath@gms-tampa.com); Phone: (813) 344-4844.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a 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. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

District Manager
Waterleaf Community Development District
January 2, 2026 26-00004H

FIRST INSERTION

NOTICE OF WORKSHOP MEETING STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

The Workshop Meeting of the Board of Supervisors of the Stonebrier Community Development District is scheduled to be held on Wednesday, January 14, 2026, at 6:00 p.m. at Heritage Harbour Clubhouse located at 19502 Heritage Harbor Parkway, Lutz, FL.

This workshop meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the Inframark Office, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Telephone: (813) 873-7300.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, which can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

Mark Vega, District Manager
January 2, 2026 26-00005H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Wednesday January 21, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

Location 1: **US Storage Centers - Tampa,** phone (813) 750-0354, located at **1108 Skipper Rd , Tampa, FL, 33613**
S0011 - Anita James
W0018 - Santos Vazquez
T0009 - Kendra Gilmore
C0024 - Ezekiel Israel Griffin
W0035 - Vanesha Lavonne Jones
M0002 - Wanda Ramos
D0008 - Yusniel Diaz-Oliver
J0004 - Lavern Ellis Cook

Location 2: **US Storage Centers - Tampa - Hillsborough,** phone (813) 845-0838, located at **2119 W Hillsborough Ave , Tampa, FL, 33603**
3009 - Precious Ross
1023 - David Glover
2173 - Jose Concepcion Ortiz
2035 - Della Sheron Robinson
D506 - Fred Young
2087 - Barbara Rogers
3165 - Thanh-Thuy Le
3036 - Eron Roshad Reid
2170 - Javier Humberto Cruz-Sosa
2127 - Barbara Rogers
2131 - Marie Augustin
D507 - Deserea Marie Thayer
D141 - Helen Ravelo
E128 - Fred Young
2097 - Thanh-Thuy Le
2007 - Sandra Lorraine Dawson
3026 - Jennifer Halen
D123 - Robinson Guerrero
3193 - Alba Santos
E510 - Carolyn Matera

January 2, 9, 2026 26-00008H

FIRST INSERTION

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

Notice is hereby given that the Varrea North Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on January 28, 2026, at 11:30 a.m. at the Offices of D.R Horton, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619.

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

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, stormwater management system, water, wastewater and reclaim water utilities, landscape/hardscape/irrigation improvements, recreational amenities, and/or any other lawful improvements or services of the District.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

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

District Manager
January 2, 9, 16, 23, 2026 26-00002H

FIRST INSERTION

NOTICE OF MEETINGS WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Wynnmere West Community Development District Audit Committee will meet on Wednesday, January 28, 2026 at 7:00 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Wynnmere West Community Development District.

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 wynnmerewestcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC
January 2, 2026 26-00003H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
SALE DATE: JANUARY 26 2026:
NORTHGATE AUTO REPAIR INC 9352 N FLORIDA AVE TAMPA FL 33612 (813)935-2051 MV81807 2008 SUZI JS2YC415X85106911 $1,645.79,
TAMPA TRUCK CENTER LLC DBA: SOUTHPORT TRUCK GROUP 7528 US HWY 301 N TAMPA FL 33637 (813)262-0890 MV79735 2012 FRHT 1FVACWDTXCDBD5120 $1,017.62,
TAMPA FLORIDA KENWORTH 6905 E DR MLK BLVD TAMPA FL 33619 (813) 623-2834 MV105385 2014 KW 1NKDL40X3EJ401734 $21,434.30, 2017 HINO JHHPDM1H-8HK005782 $785.90, 2019 KW 1XKWD49X3KJ226427 $2,481.97,
FEBRUARY 23 2026:
FAMBOYZ TIRE SHOP 5807 N ARMENIA AVE TAMPA FL 33603 (813)506-0219 MV93839 2019 TOYT 2T3H1RFV6KW037107 $7,373.66
January 2, 2026 26-00024H

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for a Redexim Turf Stripper 1600 or an Approved Equal for use at the Hillsborough County Tournament SportsPlex.

BID #25-04
Redexim Turf Stripper 1600 or an Approved Equal, Tournament SportsPlex

BID DUE DATE
Friday, January 16, 2026
not later than 10am

Bid packages will be available for distribution on Monday, January 5, 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 bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 19th Day of December 2025.
/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
January 2, 2026 26-00010H

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-012955
In re:
VEUU INCORPORATED,
Assignor,
to
LARRY S. HYMAN,
Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. **PLEASE TAKE NOTICE** that on or about December 23, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by VEUU INCORPORATED, Assignor, with its most recent place of business at 400 N. Ashley Dr., Suite 400, Tampa, FL 33602, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

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

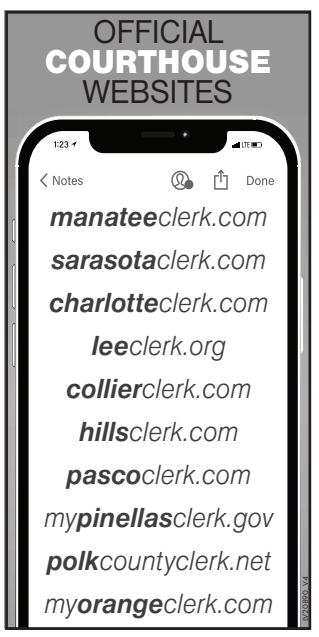
3. **YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before April 22, 2026.**
Jan. 2, 9, 16, 23, 2026 26-00009H

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 Harte, Flagg, & Bowie Accounting & Tax located at 13445 Walsingham Rd, in the County of Hillsborough, in the City of Largo, Florida 33774 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Largo, Florida, this 29th day of December, 2025.
FFS ACCOUNTING AND TAX, LLC
January 2, 2026 26-00027H



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION
CASE NO.: 25-CP-004063
IN RE: ESTATE OF HECTOR JULIO ACEVEDO, Deceased.

The administration of the estate of Hector Julio Acevedo, deceased, whose date of death was September 30, 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 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.

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.

Executed on 26/12/2025.

Alma V Acevedo
Alma V Acevedo
(**Dec 26, 2025 11:58:36 EST**)
Alma Vanessa Acevedo, Petitioner

BROWN & KIMPTON, P.A.
By: /s/ Barbara M. Brown
Barbara M. Brown, Esq.
(FBN: 641863)
Brown & Kimpton, P.A.
29750 US Hwy 19 N, Suite 205,
Clearwater FL 33761
Office (813) 528-4044
Facsimile (813) 855-8485
E: EService@BrownKimptonLaw.com
Attorney for Petitioner
January 2, 9, 2026 26-00014H

FIRST 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-003729
DIV.: B
IN RE: ESTATE OF BETTYE JEAN BRADSHAW HENDERSON, Deceased.

The administration of the Estate of BETTYE JEAN BRADSHAW HENDERSON, deceased, whose date of death was May 26, 2025, File Number 292025CP003729, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice 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 2 day of January, 2026.

Sheree R. Puig,
As Personal Representative
SHEREE R. PUIG
Personal Representative

Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 664
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
January 2, 9, 2026 26-00013H

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-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; UNKNOWN SPOUSE OF MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT; SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC.; SOUTHSHORE BAY SOUTH HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 8, 2025 entered in Civil Case No. 25-CA-002101 in the Circuit Court of the 13th Judicial Circuit in and for 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; SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC.; SOUTHSHORE BAY SOUTH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A VERONICA GUZMAN; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at http://www.hillsborough.realforeclose.com beginning at 10:00 AM on February 2, 2026 the following described property as set forth in said Final Judgment, to-wit:.

Lot 20, Block 7, of Forest Brooke Phase 4B, according to the Plat thereof, as recorded in Plat Book 140, Pages 33 through 40, inclusive, of the Public Records of Hillsborough County, Florida.

Property Address: 17018 Oval Rum Dr, Wimauma, FL 33598

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

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

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Marc A. Marra
Marc A. Marra
FBN: 91185
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 4971.000076
January 2, 9, 2026 26-00006H

--- ACTIONS / SALES ---

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-011199
DIVISION: G
PNC Bank, National Association
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Willie C. Montgomery a/k/a Willie Charles Montgomery a/k/a Willie Charles Montgomery, Sr. a/k/a Willie C. Montgomery, Sr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al.
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Willie C. Montgomery a/k/a Willie Charles Montgomery a/k/a Willie Charles Montgomery Sr. a/k/a Willie C. Montgomery Sr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s):

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and 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.

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 4, HALI ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 1212 Alexandros Oak Place, Tampa, FL 33619.

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 1/21/2026 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 the 16 day of December, 2025.

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
25-334148 FC01 NCM
January 2, 9, 2026 26-00018H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001687
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
TIMOTHY ERIC WALTERS; BLOOMINGDALE RIDGE HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 11, 2025 entered in Civil Case No. 25-CA-001687 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and TIMOTHY ERIC WALTERS; BLOOMINGDALE RIDGE HOMEOWNERS ASSOCIATION, INC are defendants, Victor D. Crist, Clerk of Court, will sell the property at http://www.hillsborough.realforeclose.com beginning at 10:00 AM on February 9, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 14, BLOCK 1 OF BLOOMINGDALE - SECTION "U-V" - PHASE 2, AS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3904 Hidden Spring Pl, Valrico, FL 33596

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

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

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 2390.000677
January 2, 9, 2026 26-00007H

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-000562
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3,
Plaintiff, v.
iAUCTION GROUP 9, LLC, a Virginia Limited Liability Company; CRAIG VAN DERNOOT, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2; UNKNOWN TENANT #3, UNKNOWN TENANT #4, UNKNOWN TENANT #5,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 2, 2025 entered in Civil Case No. 25-CA-000562 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3, Plaintiff and iAUCTION GROUP 9, LLC, a Virginia Limited Liability Company; CRAIG VAN DERNOOT, AN INDIVIDUAL; UNKNOWN TENANT #1 N/K/A RONALD BENEVENTO; UNKNOWN TENANT #2; UNKNOWN TENANT #3 N/K/A MICHAEL HARDNETT, UNKNOWN TENANT #4 N/K/A MAURICE SHIPMAN, UNKNOWN TENANT #5 N/K/A SAVANNAH MCPHARLEY are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on January 29, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 6, BLOCK 26, OF BONITA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2004 East 33rd Ave, Tampa, FL 33610

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

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

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 3843.000137
January 2, 9, 2026 26-00012H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-004191
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
JESSE SPENCER PETERSON A/K/A JESSE PETERSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 26, 2025 in Civil Case No. 25-CA-004191 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Jesse Spencer Peterson a/k/a Jesse Peterson, 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 22nd day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, in Block 32, of HAWKS POINT PHASES 1C-2 AND 1D-1, according to the Map or Plat thereof, as recorded in Plat Book 122, Page 121 through 134, Inclusive, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11643FL
January 2, 9, 2026 26-00025H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: M2
CASE NO.: 09-CA-023311
SECTION # RF
BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED-CERTIFICATES, SERIES 2005-HE6,
Plaintiff, vs.
RICHARD MONTELEONE; LORETTA MONTELEONE A/K/A LORETTA E. MONTELEONE; UNKNOWN TENANT(S);
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 28 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13 AND THE SOUTHERN PART OF LOT 14, BLOCK 44 OF DAVIS ISLANDS YACHT CLUB SECTION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 56, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THE SAID SOUTHERN PART OF LOT 14 BEING MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 AND RUN THENCE NORTHERLY ALONG THE WEST BOUNDARY OF LOT 14 A DISTANCE OF 35.0 FEET, RUN THENCE EASTERLY 126.40 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 14, RUN THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF LOT 14 A DISTANCE OF 22.50 FEET TO THE SOUTHEAST CORNER OF LOT 14; THENCE WESTERLY ALONG THE BOUNDARY BETWEEN LOTS 13 AND 14 A DISTANCE OF 126.14 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 441 LUCERNE AVENUE, TAMPA, FL 33606

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

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

Dated this 29 day of December 2025.

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
09-55826
January 2, 9, 2026 26-00026H

--- ACTIONS / SALES ---

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Environmental Protection Commission of Hillsborough County
Draft Air Permit No. 0571507-001-AC
The Quikrete Companies, LLC, Quikrete Plant City
Hillsborough County, Florida

Applicant: The applicant for this project is The Quikrete Companies, LLC. The applicant's authorized representative and mailing address are: Steven Pettitt, VP of Engineering, 11450 Technology Circle, Johns Creek, GA 30097.

Facility Location: The Quikrete Companies, LLC proposes to construct a new concrete raw materials processing facility to be located in Hillsborough County at 4502 Sydney Road in Plant City, Florida.

Project: This permit authorizes construction of a new concrete raw materials processing facility, which will manufacture concrete by batching or mixing cement, sand, gravel, flyash, and other materials. The facility operations will include a sand and gravel receiving operation, one dryer, one cooler, a total of fifteen silos, and two bag packaging lines. The facility will be a True Minor Non-TV Source of particulate matter emissions.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's mailing address is: 3629 Queen Palm Dr., Tampa, Florida 33619. The Permitting Authority's telephone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed facility will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Legal Department of the EPC via electronic mail at legalclerk@epchc.org before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

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

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC via electronic mail at legalclerk@epchc.org before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

January 2, 2026 26-00016H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003990
Division A
IN RE: ESTATE OF WILLIAM E. JAMES
Deceased.

The administration of the estate of WILLIAM E. JAMES, deceased, whose date of death was May 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, tbe address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and tbe 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 January 2, 2026.

Personal Representatives:
Jeri L. James
1206 S 64th Avenue
Omaha, Nebraska 68106
Jennifer L. James
4552 Talbot Boulevard
Cocoa, Florida 32926
Attorney for Personal Representative:
V. Ross Spano, Esq., Attorney
Florida Bar Number: 0147923
ROSS SPANO LAW, P.A.
10101 Bloomingdale Ave Ste 203
Riverview, Florida 33578
Telephone: (813) 244-7758
E-Mail: ross@rossspanolaw.com
Sec. E-Mail: isaiah@rossspanolaw.com
January 2, 9, 2026 26-00019H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004224
IN RE: ESTATE OF ROBERT NORRIS BELLE
Deceased.

The administration of the estate of Robert Norris Belle, deceased, whose date of death was November 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 January 2, 2026.

Personal Representative:
Kathleen Ann Rossiter
719 West Warren Avenue
Tampa, Florida 33602
Attorney for Personal Representative:
Myrna Serrano Setty
Attorney for Personal Representative
Florida Bar Number: 110636
P.O. Box 145
Lutz, Florida 33548
Telephone: (813)) 902-3189
Fax: (813) 501-1405
E-Mail: mss@serranosetty.com
Secondary E-Mail:
info@serranosetty.com
January 2, 9, 2026 26-00020H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-007384
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, v.
ONE HOUR HOUSE SOLUTIONS LLC; et al,
Defendant(s).

To the following Defendant(s):
JESUS RIVERA
(Last Known Address: 4921 ELDORADO, TAMPA, FL 33615)

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

THE EAST 20 FEET OF LOT 3 AND THE WEST 15 FEET OF LOT 2, BLOCK 3, C. C. AMAN`S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY ABUTTING ON THE SOUTH.
PROPERTY ADDRESS: 2207 E 23RD AVE, TAMPA, FL 33605

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 1/27/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this 22 day of Dec, 2025.

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
January 2, 9, 2026 26-00021H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 18-CA-011365
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-AM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM2
Plaintiff, v.
EDWIN BURKE; KASEY BURKE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; FLORIDA HOUSING FINANCE CORPORATION
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 19, 2019, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

THE SOUTH 46 FEET OF LOT 20 AND THE NORTH 39 FEET OF LOT 21, BLOCK 2, RANCH LAKE ESTATES, UNIT NO. 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 14806 N 30TH ST, LUTZ, FL 33559-3113

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on January 20, 2026 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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 by contacting: 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; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 23 day of December, 2025.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
888160831-ASC
January 2, 9, 2026 26-00023H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-009961
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SHARON D. REID AND GERALD M. MCDONALD. et. al.
Defendant(s),

TO: SHARON D. REID, UNKNOWN SPOUSE OF SHARON D. REID, 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 12, BLOCK 6 OF SOUTH BAY LAKES - UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE(S) 124-131, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1/27/2026 /(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 22 day of December 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-338958
January 2, 9, 2026 26-00017H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-011238
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2004-AHL,
Plaintiff, vs.
ELCIDO A. SOSA A/K/A ELCIDO ANTONIO SOSA A/K/A ELCIDO ANT SOSA; MARGARITA CORDERO; UNKNOWN SPOUSE OF ELCIDO A. SOSA A/K/A ELCIDO ANTONIO SOSA A/K/A ELCIDO ANT SOSA; UNKNOWN SPOUSE OF MARGARITA CORDERO,
Defendant(s).

TO: Elcido A. Sosa a/k/a Elcido Antonio Sosa a/k/a Elcido Ant Sosa
3324 West Ivy Street
Tampa, Florida 33607
Unknown Spouse of Elcido A. Sosa a/k/a Elcido Antonio Sosa a/k/a Elcido Ant Sosa
3324 West Ivy Street
Tampa, Florida 33607

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

THE W 50' OF LOT 12, BLOCK 50, JOHN H . DREW'S FIRST EXTENSION TO NORTHWEST, TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED ALLEY LYING ADJACENT THERETO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 42 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, PUBLIC RECORDS.
Street Address: 3324 West Ivy Street, Tampa, Florida 33607

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 01/26/2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on DEC 18 2025.

Victor D. Crist
Clerk of said Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400540
January 2, 9, 2026 26-00022H

--- ACTIONS / SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Partnership Landscaping located at: 800 SE 4th Street, #306 in the city of Broward, FL 33301 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 29th day of December 2025.

OWNER:
VB Landscapes LLC
800 SE 4th Street, #306
Ft. Lauderdale, FL 3301

January 2, 2026 26-00029H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Mike Kondziola Landscaping located at: 800 SE 4th Street, #306 in the city of Broward, FL 33301 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 29th day of December 2025.

OWNER:
VB Landscapes LLC
800 SE 4th Street, #306
Ft. Lauderdale, FL 3301

January 2, 2026 26-00028H

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 Stream & Sync located at 10630 Boyette Creek Blvd, in the County of Hillsborough, in the City of Riverview, Florida 33569 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview, Florida, this 30th day of December, 2025.

ROCHOL HOLDINGS LLC

January 2, 2026 26-00036H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-CP-004352
IN RE: ESTATE OF Raymond F. Tyson deceased.

The administration of the estate of Raymond F. Tyson, deceased, Case Number 25-CP-004352, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Victor D. Crist, County Courthouse, P.O. Box 1110, Tampa, Florida 33601.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE 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 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 SO 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 January 2, 2026.

/s/ Janice Lynn Dorman
Personal Representative
Address: 5308 Bloomfield Blvd., Lakeland, FL 33810

/s/ MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative

January 2, 9, 2026 26-00033H

FIRST INSERTION

CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Channing Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2029, be completed as soon as possible.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and One (1) digital copy of their proposal to Sam Stevens (or by email SStevens@rizzetta.com and Devans@rizzetta.com) (**"District Manager"**), in an envelope marked on the outside "Auditing Services, Channing Park Community Development District." 3434 Colwell Avenue Suite 200, Tampa, FL 33614. Proposals must be received by 12:00 p.m. on January 09, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Channing Park Community
Development District
Sam Stevens, District Manager

January 2, 2026 26-00034H

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

LV18237_V14

FIRST INSERTION

BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SOLICITATION FOR DISTRICT ENGINEER PROFESSIONAL ENGINEERING SERVICES

The Bahia Lakes Community Development District ("the District"), located in the City of Tampa, in Hillsborough County, Florida, hereby announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide professional engineering services to the District, 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 ("Qualification Statement") of its qualifications and past experience on Standard Form No. 330, with pertinent supporting data.

Among other things, Applicants must submit information relating to:

(**a**) the ability and adequacy of the Applicant's professional personnel;
(**b**) whether the Applicant is a certified minority business enterprise;
(**c**) the Applicant's willingness to meet time and budget requirements;
(**d**) 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 Hillsborough County, Florida;
(**e**) the geographic location of the Applicant's headquarters and offices;
(**f**) the current and projected workloads of the Applicant; and
(**g**) the volume of work previously awarded to the Applicant by the District.

Each Applicant must also identify the specific individual(s) affiliated with the Applicant who will attend District meetings and perform construction services and other engineering tasks on behalf of the District.

The District will review all Qualification Statements and will comply with applicable Florida law, including the Consultants' Competitive Negotiations Act, Section 287.055, Florida Statutes ("CCNA"). Applicants must submit electronic copies of Standard Form No. 330 and the Qualification Statement no later than 12:00 p.m., on 1/30/2026 via email to **Matt O'Nolan** at monolan@rizzetta.com and by mail to 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("District Manager's Office").

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. The highest-ranked Applicant will be requested to enter into contract negotiations with the District. If the District is unable to reach an agreement with the highest-ranked Applicant, negotiations shall be terminated and commenced with the next highest-ranked Applicant, and thereafter with the third-ranked Applicant, if necessary.

The District reserves the right to reject any and all Qualification Statements. There is no express or implied obligation for the District to reimburse any Applicant for costs incurred in connection with the preparation or submission of a Qualification Statement and/or Standard Form No. 330.

PUBLIC RECORDS, CHAPTER 119 OF THE FLORIDA STATUTES

Applicants are hereby notified that all Qualification Statements submitted in response to this Notice are subject to the provisions of Chapter 119, Florida Statutes. Applicants comply with public records requirements, including maintaining public records, providing such records to the District upon request, ensuring the confidentiality of records exempt from disclosure, and transferring all public records to the District at no cost upon termination of any resulting contract.

If an Applicant(s) has questions regarding the application of Chapter 119, Florida Statutes, the Applicant(s) is directed to contact the District Manager, Matt O'Nolan, at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, or by telephone at (813) 533-2950. Any information that the Applicant considers a "Trade Secret" under Section 688.002(4), Florida Statutes, must be clearly marked and segregated.

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 (excluding weekends) 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 amount equal to 1% of the estimated contract amount, or $5,000.00 whichever is greater.**

The successful Applicant must be registered with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all newly hired employees, in accordance with Section 448.095, Florida Statutes.

Matt O'Nolan, District Manager
Bahia Lakes Community Development District

January 2, 2026 26-00035H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-008806
PENNYMAC LOAN SERVICES, LLC;
Plaintiff, VS.
XXAVIER CHISOLM; Z'DANY CHISOLM; ARLENA CHISHOLM; VERNON L. BENEDICT; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF OZEL CHISHOLM A/K/A OZEL CHISOLM; UNKNOWN SUCCESSOR TRUSTEE OF THE OZEL CHISHOLM TRUST; UNKNOWN SPOUSE OF XXAVIER CHISOLM; UNKNOWN SPOUSE OF Z'DANY CHISOLM; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;
Defendant(s).

To the following Defendant(s):
ARLENA CHISHOLM
Last Known Address
3507 N 12th St
Tampa, FL 33605
UNKNOWN SUCCESSOR TRUSTEE OF THE OZEL CHISHOLM TRUST
Last Known Address
3507 N 12th St
Tampa, FL 33605
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF OZEL CHISHOLM A/K/A OZEL CHISOLM
Last Known Address
UNKNOWN

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

LOT 1 IN BLOCK "C" OF GONZALES, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12 ON PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ALSO A STRIP OF LAND 2.0 FEET WIDE IMMEDIATELY NORTH AND ADJOINING LOT 1 IN BLOCK "C" OF GONZALES, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12 ON PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 3507 N 12TH ST, TAMPA, FL 33605

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, on or before February 3, 2026 or 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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 demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 29 day of December, 2025 .

VICTOR CRIST
As Clerk of the Court by:
(SEAL) By: JENNIFER TAYLOR
As Deputy Clerk

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971

January 2, 9, 2026 26-00030H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-002070
WELLS FARGO BANK, N.A.
Plaintiff, v.
GABRIELE B. MORALES; UNKNOWN SPOUSE OF GABRIELE B. MORALES; UNKNOWN TENANT 2; UNKNOWN TENANT 1; MEADOWGLEN HOMEOWNER`S ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 23, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 53, BLOCK 1, MEADOWGLEN, AS RECORDED IN PLAT BOOK 63, PAGE 23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 5931 TAYWOOD DR, TAMPA, FL 33624-7023

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on January 27, 2026 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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 by contacting: 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; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 30 day of December, 2025.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000008609

January 2, 9, 2026 26-00032H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
CASE NO. 25-CA-006768
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
TYRELL L CARTER, et al.,
Defendant.

To the following Defendant(s):

THE UNKNOWN TRUSTEES, SETTLORS, AND BENEFICIARIES OF ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST SHERANTA ANITA SUMMERSET TRUST A/K/A SHERANTA A SUMMERSET TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
4619 Limerick Dr. Tampa, FL 33610

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

LOT 2, BLOCK 2, PALMETTO COVE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 7-9, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on 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 12/19/2025 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 this Court this 13 day of November, 2025.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
(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
Email: AccountsPayable@mccalla.com
24-10403FL

January 2, 9, 2026 26-00031H

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

LV18237_V21

SUBSEQUENT INSERTIONS

--- PUBLIC SALES TAX DEEDS ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1-12-2026 at 11 a.m. the following vessel may be sold at public sale for storage charges pursuant to F.S. 328.17 Description of Vessel 1970 30ft Pearson VIN: 173709 Title: 0000243316 FL5384AV Tenant/Owner James R Parr Shell Point Marina LLC 3340 W Shell Point Rd RUSKIN, FL 33570 reserves the right to bid/reject any bid Vessel May Be Redeemed/Released Before Sale

Dec. 26, 2025; Jan. 2, 2026

25-03929H

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.: 0090773162
File No.: 2026-46
Certificate No.: 2023 / 1172
Year of Issuance: 2023
Description of Property:
TOWN'N COUNTRY PARK UNIT NO 34 LOT 26 BLOCK 3
PLAT BK / PG: 43 / 21
SEC - TWP - RGE: 36 - 28 - 17
Name(s) in which assessed:
JULIA L COLLAZO
EMILY COLLAZO
PATRICIA L RIO
LAURA M MOORE
DENISE A GARCIA
VICTOR J COLLAZO

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 (2/5/2026) 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 12/11/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk

Dec. 26, 2025; Jan. 2, 9, 16, 2026

25-03910H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

--- TAX DEEDS ---

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.: 0347240000
File No.: 2026-54
Certificate No.: 2023 / 3063
Year of Issuance: 2023
Description of Property:
RANCH LAKE ESTATES UNIT NO 1 S 59 FT OF LOT 19 AND N 26 FT OF LOT 20 BLOCK 2
PLAT BK / PG: 39 / 9
SEC - TWP - RGE: 32 - 27 - 19
Name(s) in which assessed:
WADE MALLARD
MARIYA PETERMON

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 (2/5/2026) 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 12/11/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk

Dec. 26, 2025; Jan. 2, 9, 16, 2026

25-03911H

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.: 0203950000
File No.: 2026-57
Certificate No.: 2023 / 1987
Year of Issuance: 2023
Description of Property:
TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 3 LOTS 5 AND 6 BLOCK 13
PLAT BK / PG: 27 / 51
SEC - TWP - RGE: 11 - 28 - 18
Name(s) in which assessed:
MARC PATRICK ROBERT MEISEL

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 (2/5/2026) 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 12/11/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk

Dec. 26, 2025; Jan. 2, 9, 16, 2026

25-03913H

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.: 0423390000
File No.: 2026-55
Certificate No.: 2023 / 3974
Year of Issuance: 2023
Description of Property:
OAKLAND HILLS LOT 5 BLOCK 1
PLAT BK / PG: 24 / 7
SEC - TWP - RGE: 11 - 29 - 19
Name(s) in which assessed:
CECIL EUGENE BRACKETT

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 (2/5/2026) 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 12/11/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk

Dec. 26, 2025; Jan. 2, 9, 16, 2026

25-03912H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-004257
IN RE: ESTATE OF FLORA JEANNE ZBAR Deceased.

The administration of the estate of Flora Jeanne Zbar, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 December 26, 2025.

Personal Representative:
Suzanne Gordon Hamar de la Brethoniere
Attorney for Personal Representative:
FLORIDA ELDER LAW & LEGACY PLANNING
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@flellp.com
Dec. 26, 2025; Jan. 2, 2026

25-03906H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000318
IN RE: ESTATE OF ROBERT LEWIS THOMAS, SR. Deceased.

The administration of the estate of ROBERT LEWIS THOMAS, SR., deceased, whose date of death was December 3, 2023, 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.

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 December 26, 2025.

Personal Representative:
Gloria Ann Thomas
10548 Coral Key Avenue
Tampa, Florida 33647
Attorney for Personal Representative:
Denise A. Welter, Esquire
Florida Bar Number: 585769
Welter Law Office
2312 Cypress Cove, Suite 101
Wesley Chapel, FL 33544
Telephone: (813) 736-9080
E-Mail: info@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
Dec. 26, 2025; Jan. 2, 2026

25-03916H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001777
Div.: A
IN RE: ESTATE OF ALTAMESE PRICE, Deceased.

The administration of the estate of ALTAMESE PRICE, Deceased, whose date of death was September 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 26, 2025.

BARRY PRICE,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
Dec. 26, 2025; Jan. 2, 2026

25-03948H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004273
IN RE: ESTATE OF WILLIAM LAWRENCE PRAY, Deceased.

The administration of the estate of WILLIAM LAWRENCE PRAY, deceased, whose date of death was November 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601-3360. 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, 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 December 26, 2025

JAMES LAWRENCE PRAY
Personal Representative
8878 NW 71st Ct.
Johnston, Iowa 50131
CHRISTOPHER H. NORMAN
Florida Bar No. 821462
MORGAN A. ROBINSON
Florida Bar No. 1038923
Attorneys for Personal Representative
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: mrobinson@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
Dec. 26, 2025; Jan. 2, 2026
25-03923H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004022
IN RE: ESTATE OF JOAN JELICH, Deceased.

The administration of the estate of JOAN JELICH, deceased, whose date of death was June 9, 2024, 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: December 26, 2025.

RAYMOND JELICH
Personal Representative
1090 Joshua Dr. SE
Huntsville, AL 35803
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
Dec. 26, 2025; Jan. 2, 2026
25-03900H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-004077
IN RE: ESTATE OF THOMAS RICHARD HANKO

The administration of the estate of THOMAS RICHARD HANKO, deceased, whose date of death was October 16, 2025; File Number 25-CP-004077, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: December 26, 2025.

JEFFREY ALAN HANKO
Personal Representative
879 Russellville Road
Shrewsbury, VT 05738
MELISSA SHAFER, ESQ.
Florida Bar No. 1032812
Hitchcock Law Group
635 Court Street, Suite 202
Clearwater, Florida 33756
(727) 223-3644 / (727) 223-3479 Fax
Melissa@hitchcocklawyer.com
Attorney for Petitioner
Dec. 26, 2025; Jan. 2, 2026
25-03908H

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-004233
DIV.: B
IN RE: ESTATE OF GLADYS G. ALLEN, Deceased.

The administration of the Estate of GLADYS G. ALLEN, deceased, whose date of death was May 14, 2015, File Number 292025CP004233, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice 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 26 day of December, 2025.

Glynis D. Alexander
Glynis D. Alexander
(**Dec 17, 2025 15:12:49 EST**)
GLYNIS D. ALEXANDER
Personal Representative
Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 664
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
Dec. 26, 2025; Jan. 2, 2026
25-03907H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
UCN: 292025CP003857A001HC
Ref. #:25-CP-003857
In Re the Estate Of: Chieko Starr Isa, Deceased.

The administration of the estate of CHIEKO STARR ISA, Deceased, File 25-CP-003857 UCN#: 292025CP003857A001HC, is pending in the Probate Court, Hillsborough County, Florida, the address of which is: Clerk of the Circuit Court, Probate, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served 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 decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is December 26, 2025.

Personal Representative:
/s/ Keizaburo Isa
KEIZABURO ISA
Attorney for Personal Representative:
/s/ Russell K. Boring
RUSSELL K. BORING, ESQ.
Attorney for Personal Representative
Russell Boring, P.A.
P.O. Box 66656
St. Pete Beach, Florida 33736
(727) 800-2440
FBN: 0362580
Primary e-mail:
Russ@boringlawyer.com
Secondary e-mail:
Rboringlawyer@gmail.com
Dec. 26, 2025; Jan. 2, 2026
25-03917H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003974
Division Probate
IN RE: ESTATE OF JAMES S. GRAY, Deceased.

The administration of the estate of JAMES S. GRAY, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigs 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is: December 26, 2025.

Signed on this 22nd day of December, 2025.

JACKIE HANNA
Personal Representative
1736 Henpeck Road
Utica, OH 43080
/s/ Travis D. Finchum
TRAVIS D. FINCHUM
Attorney for Personal Representative
Florida Bar No. 75442
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email:
Travis@specialneedslawyers.com
Liz@specialneedslawyers.com
Dec. 26, 2025; Jan. 2, 2026
25-03947H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002911
Division A
IN RE: Estate of Jacklyn Gise Bezos, Deceased.

The administration of the Estate of JACKLYN GISE BEZOS, Deceased, whose date of death was August 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 100 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.

The Personal Representative has no duty to discover whether any property held at the time of Decedent's death by Decedent or 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 other creditors of 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 December 26, 2025.

Personal Representative:
MIGUEL ANGEL BEZOS
c/o Gunster, Yoakley & Stewart, P.A.
401 East Jackson Street, Ste. 1500
Tampa, Florida 33602
Attorneys for Personal Representative:
GUNSTER, YOAKLEY & STEWART, P.A.
DEBRA L. BOJE, ESQ.
Florida Bar No. 949604
401 East Jackson Street, Ste. 1500
Tampa, Florida 33602
Telephone: (813) 222-6614
Facsimile: (813) 314-6914
Primary: dboje@gunster.com
Secondary: mjaquez@gunster.com
Secondary: eservice@gunster.com
Dec. 26, 2025; Jan. 2, 2026
25-03949H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004168
Division Probate
IN RE: ESTATE OF CLAUDIA DIANE PRIEST, Deceased.

The administration of the estate of Claudia Diane Priest, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 December 26, 2025.

Personal Representative:
Dawn Scott-Hays
1906 W Saint Isabel Street
Tampa, FL 33607
Attorney for Personal Representative:
/s/ James K. Purdy
James K. Purdy
E-Mail Addresses:
jim@thepurdyfirm.com
probate@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270
Dec. 26, 2025; Jan. 2, 2026
25-03905H

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-008661
HAWKS POINT HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.
MASIMBA BANDA, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 54 of HAWKS POINT-PHASE 1A-1, according to the Plat thereof, as recorded in Plat Book 115, Page 172, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 16th day of January, 2026.

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 17 day of December 2025.

FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
Dec. 26, 2025; Jan. 2, 2026
25-03899H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-004090
Division: B
IN RE: ESTATE OF JOAQUINA T. COSTAGLIOLA Deceased.

The administration of the Estate of Joaquina T. Costagliola, deceased, whose date of death was October 4, 2025 is pending in the Thirteenth Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the physical address of which is 800 E. Twiggs St. Tampa, FL 33602, and which mailing address is P.O. Box 3360, Tampa, FL 33601. The file number for the estate is 25-CP-004090 and the division is Division B. 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 the 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 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 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 (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this notice is December 26, 2025.

Personal Representative:
Betty Rivera
12110 Whistling Wind Dr.
Riverview, Florida 33569
Attorney for Personal Representative:
/s/ Ashley Ivanov
Ashley W. Ivanov, Esq.
Florida Bar No. 0115496
The Law Office of Ashley Ivanov, P.A.
11116 Foster Carriage Rd.
Lithia, FL 33547
Telephone: (813) 436-0288
law@ashleyivanov.com
service@ashleyivanov.com
Dec. 26, 2025; Jan. 2, 2026
25-03928H

--- ACTIONS ---

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-011184
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
KATIE ALICE TAYLOR, et al.,
Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JOSEPH TAYLOR A/K/A JOSEPH W. TAYLOR A/K/A J.W. TAYLOR, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
(RESIDENCE UNKNOWN)

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

LOT 18, BLOCK D, PROVIDENCE LAKES PARCEL "MF" PHASE ILL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you 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 1/21/2026, 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 demand in the complaint.

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

WITNESS my hand and seal of this Court this 16 day of December, 2025

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-13867FL
Dec. 26, 2025; Jan. 2, 2026
25-03914H

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-009919
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
CHRISTOPHER ABBOTT AND CAITLIN STACK, et. al.
Defendant(s).
TO: CHRISTOPHER ABBOTT, UNKNOWN SPOUSE OF CHRISTOPHER ABBOTT, CAITLIN STACK, UNKNOWN SPOUSE OF CAITLIN STACK,
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 18, TOWNHOMES OF COUNTRY RUN - PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 95, PAGE 17, 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 1/22/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand 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 17 day of December 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-335549
Dec. 26, 2025; Jan. 2, 2026
25-03896H

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication
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COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-006996
PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
Plaintiff(s), vs.
UNITED STATES OF AMERICA; AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC.; HERBERT JOHNSON, SR.A/K/A HERBERT GEORGE JOHNSON; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ANDREA LYNNE JOHNSON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF ANDREA LYNNE JOHNSON; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ANDREA LYNNE JOHNSON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN

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

LOT 26, BLOCK 14, AYERSWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 166, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, by 1/22/26 or 30 days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this the 17 day of December, 2025.

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

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-007139-1
Dec. 26, 2025; Jan. 2, 2026
25-03938H

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-009740
Division: C
MOSAIC FERTILIZER, LLC, a Delaware limited liability company,
Plaintiff, v.
2VHL HOLDINGS, INC., a Florida corporation; KOLAN HOLDINGS, INC., successor by merger to L. & S. EQUITIES, INC.; JOYCE M. PREVATT a/k/a JOYCE MINGO PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOYCE M. PREVATT a/k/a JOYCE MINGO PREVATT; L.C. PREVATT a/k/a LONNIE CLIFTON PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of L.C. PREVATT a/k/a LONNIE CLIFTON PREVATT; JOHN J. LAPOINTE a/k/a JOHN JAY LAPOINTE I., deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOHN J. LAPOINTE a/k/a JOHN JAY LAPOINTE I.; JUDITH E. DIXON f/k/a JUDITH E. LAPOINTE, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JUDITH E. DIXON f/k/a JUDITH E. LAPOINT; JAMES ARTHUR CLARK; LILLE C. CLARK; EBROT, INC., a voluntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against EBROT, INC.; PACESETTER GROWTH CORPORATION d/b/a EAST BAY RACEWAY, an involuntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against PACESETTER GROWTH CORPORATION d/b/a EAST BAY RACEWAY; HARRY J. MINGO a/k/a JIMMY MINGO a/k/a HARRY JAMES MINGO, JR., deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of HARRY J. MINGO a/k/a JIMMY MINGO a/k/a HARRY JAMES MINGO, JR.; SYLVIA MINGO; LEONA GERTRUDE HALE f/k/a LEONA G. MINGO, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of LEONA GERTRUDE HALE f/k/a LEONA G. MINGO; U.S. FISH, INC., an involuntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against U.S. FISH, INC.; all other persons claiming by, through, under or against said Defendants; and all other persons or entities having or claiming to have any right, title or interest in and to the real property hereinafter described,
Defendants.
TO: JOYCE M. PREVATT a/k/a JOYCE MINGO PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOYCE M. PREVATT a/k/a JOYCE MINGO PREVATT
L.C. PREVATT a/k/a LONNIE CLIFTON PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of L.C. PREVATT a/k/a LONNIE CLIFTON PREVATT
JOHN J. LAPOINTE a/k/a JOHN JAY LAPOINTE I., deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOHN J. LAPOINTE a/k/a JOHN JAY LAPOINTE I.
JUDITH E. DIXON f/k/a JUDITH E. LAPOINTE, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JUDITH E. DIXON f/k/a JUDITH E. LAPOINT
JAMES ARTHUR CLARK
LILLE C. CLARK
HARRY J. MINGO a/k/a JIMMY MINGO a/k/a HARRY JAMES MINGO, JR., deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of HARRY J. MINGO a/k/a JIMMY MINGO a/k/a HARRY JAMES MINGO, JR.
LEONA GERTRUDE HALE f/k/a LEONA G. MINGO, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of LEONA GERTRUDE HALE f/k/a LEONA G. MINGO
EBROT, INC., a voluntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against EBROT,INC.
U.S. FISH, INC., an involuntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against U.S. FISH, INC.

YOU ARE NOTIFIED that an action has been filed against you seeking to quiet title and for deed reformation related to the following described real property located in Hillsborough County, Florida:

PARCEL 1
THE SOUTH 215 FEET OF THE EAST 154 FEET OF TRACT 15 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 2
THE EAST 177 FEET 5 INCHES OF TRACT 14 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CANAL, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER AND RUNNING WEST 177 FEET 5 INCHES THENCE NORTH 31 FEET TO THE CANAL, THENCE NE 236 FEET 4 INCHES ALONG THE SOUTHERLY BOUNDARY OF SAID CANAL TO EAST LINE OF SAID TRACT 14, THEN SOUTH 187 TO THE POINT OF BEGINNING.
ALSO DESCRIBED AS:
THE EAST 177.42 FEET OF TRACT 14 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CANAL, BEGIN AT THE SE CORNER OF TRACT 14, FOR THE POINT OF BEGINNING; THENCE N89°26'33"W ALONG THE SOUTH BOUNDARY OF SAID TRACT 14 A DISTANCE OF 177.42 FEET; THENCE N00°20'35"W, 75.20 FEET MORE OR LESS TO THE APPROXIMATE CENTERLINE OF EXISTING CANAL; THENCE N48°32'24"E, ALONG SAID APPROXIMATE CENTERLINE 235.47 FEET TO THE EAST BOUNDARY OF TRACT 14; THENCE S00°20'35"E, ALONG SAID BOUNDARY 232.84 FEET MORE OR LESS TO THE POINT OF BEGINNING.
PARCEL 3
ALL OF THAT PART OF TRACT 10 AND TRACT 15 LYING SOUTH OF DRAINAGE CANAL, LESS THE S0UTH 215 OF THE EAST 154 FEET THEREOF, THE FOREGOING BEING IN THE NE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 4
TRACT 2, LESS THE EAST 160 FEET THEREOF AND TRACT 7 TOGETHER WITH THE NORTH 1/2 OF VACATED RIGHT OF WAY ON SOUTH SIDE OF TRACT 7, THE FOREGOING BEING PART OF SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IN THE SE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST.
PARCEL 5
THAT PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF SAID EAST 1/2 OF THE SE 1/4 ON THE EAST BY THE WEST LINE OF TRACT 2 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ON THE NORTH AND SOUTH BY WESTERLY EXTENSIONS OF THE NORTH AND SOUTH BOUNDARIES OF SAID TRACT 2.
PARCEL 6
THE EAST 160 FEET OF TRACT 2 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

and that you are required to serve a copy of your written defenses, if any, to it on CHRISTINA A. HUCKFELDT, STINSON LLP, the Plaintiff's attorney, whose email address is christina.huckfeldt@stinson.com and address is 100 South Ashley Drive, Suite 500, Tampa, Florida 33602, Telephone: (813) 534-7337, on or before January 16, 2026, and to file the original with the Clerk of the Circuit Court, George E. Edgecomb Courthouse, 800 E. Twiggs St., Tampa, FL 33602 or Clerk of the Circuit Court P.O. Box 3360, Tampa, FL, 33601, either before service on the Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. You may file a Notice of Current Address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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: DEC 02 2025.

Victor D. Crist
Clerk of Court
(SEAL) By: Patricia Corbin
Deputy Clerk

CHRISTINA A. HUCKFELDT,
STINSON LLP,
the Plaintiff's attorney,
christina.huckfeldt@stinson.com
100 South Ashley Drive, Suite 500,
Tampa, Florida 33602,
Telephone: (813) 534-7337
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-03775H

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

LV18237_V25

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-004298
DIVISION: G
RF – II
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC3,
Plaintiff, vs.
UNKNOWN HEIRS OF MYRTELINA RIVERA; ELAINE C. RIVERA; EDUARDO LUIS RIVERA, JR. A/K/A EDWARD L. RIVERA; EDGAR JOHN RIVERA A/K/A EDGAR RIVERA; ERIC SANTIAGO RIVERA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA;
HILLSBOROUGH COUNTY, FLORIDA;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated December 17, 2025, and entered in Case No. 24-CA-004298, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC3 (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF MYRTELINA RIVERA; ELAINE C. RIVERA; EDUARDO LUIS RIVERA, JR. A/K/A EDWARD L. RIVERA; EDGAR JOHN RIVERA A/K/A EDGAR RIVERA; ERIC SANTIAGO RIVERA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA, are defendants. Victor D. Crist, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 21ST day of JANUARY, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 3, OF RUSKIN GROWERS SUBDIVISION UNIT # 3A, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 68, 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 Admnistrative 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 Admnistrative 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 discapacitación 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 kèk èd. Tanpri kontakte Admnistrative 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 pwoblèm pou w tande oubyen pale, rele 711.

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH19367-24/sap
Dec. 26, 2025; Jan. 2, 2026
25-03937H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-005365
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL3 TRUST,
Plaintiff, vs.
ESTATE OF GENIETHA CHESTNUT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 12, 2025, and entered in 24-CA-005365 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL3 TRUST is the Plaintiff and JERMELEO CHESTNUT; LAURA WILLIS; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST GENIETHA CHESTNUT, DECEASED; STATE OF FLORIDA DEPARTMENT OF REVENUE; REBECCA ABRAHAM; CLERK OF COURT OF HILLSBOROUGH COUNTY, FLORIDA; MARIAH CHESTNUT 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 January 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5 OF BLOCK 8 OF JACKSON HEIGHTS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 4, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3101 E 29TH AVE, TAMPA, FL 33605

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

IMPORTANT

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

Dated this 19 day of December, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-231149 - EuE
Dec. 26, 2025; Jan. 2, 2026
25-03926H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 23-CA-013106
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; NORTHDALE CIVIC ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed November 19, 2025 and entered in Case No. 23-CA-013106, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; NORTHDALE CIVIC ASSOCIATION, INC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on January 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 5, NORTHDALE SECTION E UNIT NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 23rd day of December 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 20-00860 SPS
V6.20190626
Dec. 26, 2025; Jan. 2, 2026
25-03945H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-011753
JPMORGAN CHASE BANK, N.A,
Plaintiff, vs.
CELESTE GUICE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 20, 2025 in Civil Case No. 23-CA-011753 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein JPMORGAN CHASE BANK, N.A is Plaintiff and Celeste Guice, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block 1, BRIDGEFORD OAKS PHASE 2, according to the Plat recorded in Plat Book 90, Page 94 as recorded in the Public Records of Hillsborough County, Florida, said land situate, lying and being in Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07048FL
Dec. 26, 2025; Jan. 2, 2026
25-03940H

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2020-CA-002531
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST ISIDORO DANIEL ARTIZ VAZQUEZ, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 13, 2025, and entered in Case No. 29-2020-CA-002531 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Isidoro Daniel Artiz Vazquez, deceased, Paulina V. Fernandez aka Paulina Victoria Remon Fernandez aka Paulina V. Fernandez ,Florida Housing Finance Corporation, Lucia Vivian Artiz ,Iliana Artiz ,Daniel Artiz , 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 January 12, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 48, GOLDEN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

A/K/A 6513 W COMANCHE AVENUE TAMPA FL 33634

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

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 08 day of December, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/19-027324
Dec. 26, 2025; Jan. 2, 2026
25-03931H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-008410
CITIBANK, N.A. AS TRUSTEE ON BEHALF OF MAV 1,
Plaintiff, v.
RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Uniform Final Judgment of Foreclosure and for Assignment of Leases and Rents dated December 17, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-008410, wherein CITIBANK, N.A. AS TRUSTEE ON BEHALF OF MAV 1 is the Plaintiff, and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION and CITY OF TAMPA 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 January 21, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Amended Uniform Final Judgment of Foreclosure and for Assignment of Leases and Rents, to wit:

LOT 11 AND THE WEST 15.00 FEET OF LOT 12, BLOCK 1, ANADELL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 62, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4119 West Platt Street, Tampa, FL 33609

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 23rd day of December, 2025.
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
Dec. 26, 2025; Jan. 2, 2026
25-03942H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-006995
MIDFIRST BANK,
Plaintiff, vs.
BELAUT KARL JOEL PIERRE A/K/A BELAUT PIERRE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 22, 2025 in Civil Case No. 24-CA-006995 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein MIDFIRST BANK is Plaintiff and Belaut Karl Joel Pierre a/k/a Belaut Pierre, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block 4, Altman-Colby Subdivision, as per plat thereof, recorded in Plat Book 34, Page 63, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10510FL
Dec. 26, 2025; Jan. 2, 2026
25-03941H

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2024-CA-005958
NEW DAY FINANCIAL, LLC,
Plaintiff, vs.
LINDA KAY DAVIS AKA LINDA K. DAVIS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 26, 2025 , and entered in Case No. 29-2024-CA-005958 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which New Day Financial, LLC, is the Plaintiff and Linda Kay Davis aka Linda K. Davis, Sun City Center Community Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the January 29, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 19, IN BLOCK "BB", OF DEL WEBB'S SUN CITY, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 38, PAGE 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 1202 DESERT HILLS DR SUN CITY CENTER FL 33573

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

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 12 day of December, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/24-010272
Dec. 26, 2025; Jan. 2, 2026
25-03936H

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

SECOND 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-17080
CARLISLE CLUB HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
MARIA LUISA DIAZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

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

Lot 1, Block 1, THE CARLISLE CLUB, according to the map or plat thereof, as recorded in Plat Book 69, Page 34, of the Public Records of Hillsborough County, Florida.

Property Address: 1533 Highland Ridge Circle, Brandon, Florida, 33510.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on January 29, 2026.

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

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

Dated this 23th day of December, 2025.

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
Dec. 26, 2025; Jan. 2, 2026
25-03946H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: C
CASE NO.: 25-CA-008091
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ALEX MICHAEL YESTER A/K/A ALEX YESTER, et al.,
Defendants.

TO: ALEX MICHAEL YESTER A/K/A ALEX YESTER
810 ACE OUTLAW AVENUE, RUSKIN, FL 33570
UNKNOWN SPOUSE OF ALEX MICHAEL YESTER A/K/A ALEX YESTER
810 ACE OUTLAW AVENUE, RUSKIN, FL 33570

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

LOT 9, BLOCK 1, BROOKSIDE ESTATES PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 209, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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 1/21/2026, 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 this 16 day of December, 2025.

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
25-03133
Dec. 26, 2025; Jan. 2, 2026
25-03897H

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. 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 a Final Judgment of Foreclosure filed November 26, 2025 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 January 21, 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 23rd day of December 2025.

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 ESX
V6.20190626
Dec. 26, 2025; Jan. 2, 2026
25-03950H

THIRD INSERTION

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners To Consider the
Boundary Amendment of the Berry Bay Community Development District

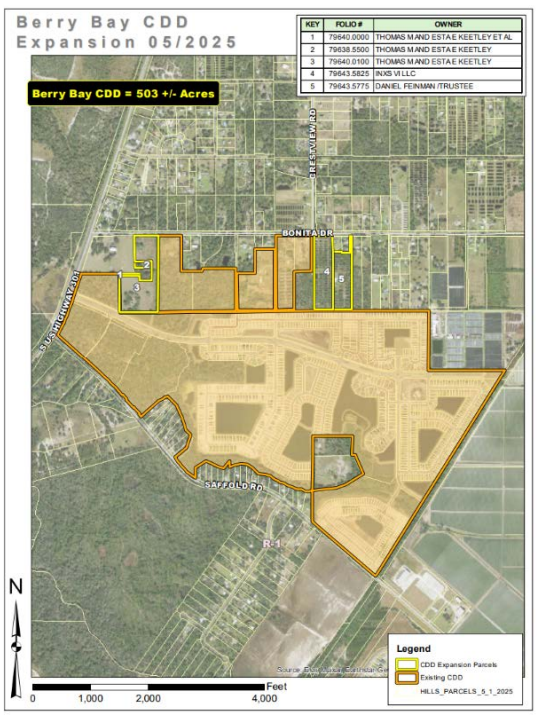
DATE:	January 13, 2026
TIME:	9:00 a.m.
LOCATION:	Boardroom – 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602

NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., Tuesday, January 13, 2026, at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602, to consider an Ordinance granting a petition to amend the boundaries of the Berry Bay Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 20-7, AS AMENDED BY ORDINANCE NO. 24-22, OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; AMENDING THE BOUNDARIES OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 20-7 AND ORDINANCE NO. 24-22 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the Berry Bay Community Development District comprises approximately 474 +/- acres, located entirely within Hillsborough County, Florida. It is generally located in an area encompassed by U.S. HWY 301 to the west, County Road 579 to the east, Saffold Road to the south, and State Road 674 to the north. The petitioner has proposed to amend the boundaries of the Berry Bay Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities per Section 190.012, Florida Statutes. After the amendment, the District will comprise approximately 506.46+/- acres.



Copies of the petition, department reports, and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners of Hillsborough County at 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

You may attend this public hearing in person at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602.

You may also participate in this public hearing virtually, by means of communications media technology. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing. Anyone who wishes to speak at this public hearing virtually will be able to do so by completing the online Public Comment Signup Form found at: HCFL.gov/SpeakUp.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. **Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.**

Public comments offered using communications media technology will be afforded equal consideration as if the public comments were provided in person.

You may also submit comments or any documents prior to the meeting by sending them to boccrec@hillsclerk.com or by uploading them with the Public Comment Form.

Additional instructions for providing public input can be found on the County's website, HCFLGov.net.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- Listening to the public hearing on smartphones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may e-mail hearings@hcflgov.net or call (813) 307-4739.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings.

December 19, 26, 2025; January 2, 9, 2026 25-03846H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/15/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3019	Venidis, Angelica	Baby items, totes, furniture, lamps
Unit 2055	Reese, Diallo	Appliances, artwork, boxes, bags, totes
Unit 2041	Jackson, Courtney	Sports, outdoors, wall art

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

December 26, 2025; January 2, 2026 25-03904H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/15/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT	NAME	CONTENTS
208	Javier Ordonez	Tools, Furniture, weights
335	Leslie Algaze	Clothing, boxes, Sports/outdoor
432	Mark Hobson	Toys, Electronics, Tools
443	Tina Stephens	Bags,Furniture,Appliances
500	Dondre Daniels	Bags, Clothing,Shoes, Toys
511	Karen Hemby	Boxes, Clothing,Kitchen
536	DiermensonMazon Cezario	Tools, Toys,Furniture,Boxes
857	Tarek Mustafa	Cabinets,Electronics,Tools
934	Torey Lee Graham	Boxes, Furniture,Tools
946	Jaime Arboleda	Boxes, Tools
947	James Mininno	Electronics, Boxes
952	Jennifer Warren	Furniture,Boxes,Appliances

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

December 26, 2025; January 2, 2026 25-03902H

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-011726
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL H. MOORE, DECEASED, et. al.
Defendant(s).

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

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

LOT 14, BLOCK 16 OF GREEN RIDGE ESTATES UNIT NO. 1, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 45 ON PAGE 80 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 01/22/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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 DEC 17 2025.

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
25-361116
Dec. 26, 2025; Jan. 2, 2026
25-03895H

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEETH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025CA009929
MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
JARROD COX, et al.,
Defendants.

TO:
Jarrod Cox
4734 Somerset Hill Lane
Riverview, FL 33578

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

Lot 2, Block 23, MAGNOLIA PARK NORTHEAST "E", according to the plat thereof, as recorded in Plat Book 121, Page(s) 216 through 223 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, CHAD SWEETING, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, 01/22/2026, 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 for Lien Foreclosure and Monetary Damages.

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: DEC 17 2025.

Victor D. Crist
CLERK OF THE COURT
(SEAL) By: Patricia Corbin
Deputy Clerk

CHAD SWEETING, ESQUIRE,
Plaintiff's Attorney,
ARIAS BOSINGER, PLLC,
280 W. Canton Avenue, Suite 330,
Winter Park, Florida 32789
Dec. 26, 2025; Jan. 2, 2026
25-03939H

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-005514
TRUIST BANK,
Plaintiff, vs.
SALIMA DHANJI, et al.,
Defendant.

To: SALIMA DHANJI
111 W KEYES AVE
TAMPA, FL 33602
UNKNOWN SPOUSE OF SALIMA DHANJI
111 W KEYES AVE
TAMPA, FL 33602
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 1 WARREN & KEYES SUBDIVISION, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 13 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 1/27/2026 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 22 day of December, 2025.

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
25-12286FL
Dec. 26, 2025; Jan. 2, 2026
25-03930H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-006139
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUST,
Plaintiff, v.
SILVER ROCK TWO, INC., AS TRUSTEE ONLY, UNDER THE HC 14-1024 LAND TRUST; et al,
Defendant(s).

To the following Defendant(s):

BLISSFUL TIMES INC
(Last Known Address: WOLF, MATTHEW D, ESQ 3310 W CYPRESS ST SUITE 206, TAMPA, FL 33607)
CHARM-B INC
(Last Known Address: Gold Rock Inc 13014 N Dale Mabry Hwy STE 129, Tampa, FL 33618)

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

LOT 20, BLOCK 2, BRENTWOOD HILLS TRACT D/E, UNIT 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 68-1 THROUGH 68-4, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 1346 DEW BLOOM ROAD, VALRICO, FL 33594

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 1/15/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this 10 day of 12, 2025.

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
Dec. 26, 2025; Jan. 2, 2026
25-03915H

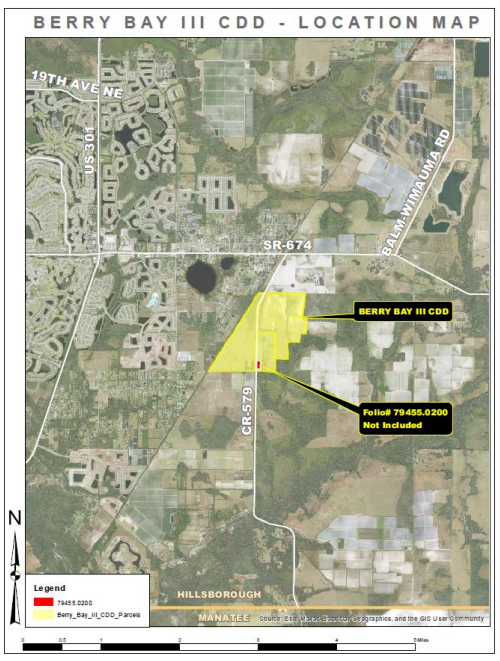
THIRD INSERTION

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
To Consider the Establishment of the
Berry Bay III Community Development District

DATE:	January 13, 2026
TIME:	9:00 a.m.
LOCATION:	Boardroom – 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602

NOTICE OF PUBLIC HEARING



In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., Tuesday, January 13, 2026, at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602, to consider an Ordinance to grant a petition to establish the boundaries of the Berry Bay III Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE ESTABLISHING THE BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING THE FIVE PERSONS TO SERVE AS THE INITIAL BOARD MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The proposed Berry Bay III Community Development District will be comprised of approximately **506.519** acres, generally located east of U.S. HWY 301, and South of State Road 674, in Hillsborough County, Florida. The petitioner has proposed to establish the Berry Bay III Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes.

Copies of the petition, the proposed ordinance, and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

You may attend this public hearing in person at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602.

You may also participate in this public hearing virtually, by means of communications media technology. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing. Anyone who wishes to speak at this public hearing virtually will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Up to three (3) minutes are allowed for each speaker. **Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.**

Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

You may also submit comments or any documents prior to the meeting by sending them to boccrec@hillsclerk.com or by uploading them with the Public Comment Form.

Additional instructions for providing public input can be found on the County's website, HCFLGov.net.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- Listening to the public hearing on smartphones by going to the above YouTube link.

If you have any questions or need additional information for providing public input, you may call (813) 307-4739.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings.

December 19, 26, 2025; January 2, 9, 2026 25-03845H

FOURTH INSERTION

NOTICE OF PUBLICATION
IN THE CHANCERY COURT OF TENNESSEE FOR THE 25th JUDICIAL DISTRICT AT COVINGTON
Docket No. 39646
PEGGY OMA EDWARDS,
Plaintiff
versus
JOHNNY LYNN EDWARDS,
Defendant.

In this cause, it appearing from the Order Granting Service by Publication, that the whereabouts and residence of Defendant Johnny Lynn Edwards is unknown and cannot be ascertained upon diligent inquiry, it was ordered that publication be made for four successive weeks in Business Observer, a newspaper in Hillsborough County, FL, to notify Defendant, Johnny Lynn Edwards, to file an answer with this court and send a copy to Plaintiff's attorney, Hayden L. Echols, whose address is 1407 Union Avenue, Suite 1100, Memphis, TN 38104, within THIRTY (30) DAYS from the last date of publication, exclusive of the last date of publication, or a judgment by default may be entered against Defendant. Failure to appear may result in a judgment by default to be taken against you for the relief demanded in the Complaint.

Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-03774H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 1/15/26 at 2:30 PM. Contents include personal property along with the described belongings3 to those individuals listed below.

1-33	Amanda McGee	Boxes, Clothing, Furniture, Car Battery, Wall Heater
7-96	William Morris	Boxes, Bedding, Appliances, Furniture, Ladder
16-201	Jess Ligeon	Bedding, Furniture, Stools
A-237	Jeremy Frazier	Boxes, Clothing, Storage Cabinet
A-343	Arty Heistand	Boxes, Artwork, Baby Items, Clothing, Lamps, Sporting
B-454	Jontia Johnson	Boxes, Bedding, Baby Items, Clothing
B-464	Gabriel Santos	Bedding, Furniture, TV, Table
B-491	Kenisha Chatman	Boxes, Bedding, Clothing, Kitchenware, Speakers
B-512	Earl Blanton	Baby Items, Bedding, Boxes, Furniture, Lamps
B-456	CHARLES PETERSON	Boxes, Bedding, Industrial Fans
C-599	Kayla Read	Baby Items, Bedding, Boxes, Kitchenware, Crates
B-493	Karen Douglas	Boxes, Furniture, Tools, Air tanks, Rims
C-570	Jerome Smith	Books, Furniture, Tools, Generator, Chairs
C-587	Michelle woodard	Boxes, Kitchenware, Furniture, Suit Cases, Car Battery,
C-550	Michael Carswell	Boxes, Books, Bedding, Clothing, Kitchenware, Tools
D-723	Pamella Butler	Boxes, Furniture, Tools, TV's,
X47	CHARLES PETERSON	Boat

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

December 26, 2025; January 2, 2026 25-03903H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress BLV. Riverview, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/15/2026 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

UNIT B123	Girald-Gomez, Hector	boxes,bags,totes,clothing,electronics,tools
UNIT A031	Jennings, Te Qiandris	Furniture
UNIT D109	Vincoli, Charles	boxes,bags,totes,furniture,tools
UNIT A080	Dopson, Anthony	boxes,bags,totes,furniture,clothing, instrument
UNIT A149	Payne, Cedricka	boxes,bags,totes,furniture,lamps
UNIT A156	Bernard, Noah	boxes,bags,totes,clothing,sporting goods
UNIT A190	Anderson, Michael	appliances,boxes,bags,totes,clothing, furniture
UNIT A194	Anderson, Michael	frames,boxes,bags,totes,clothing,furniture, electronics
UNIT A212	Charles, India	boxes,bags,totes,clothing,furniture
UNIT A252	Lewis, Raheim	boxes,bags,totes,furniture
UNIT B120	Dehoyos, Tony	boxes,bags,totes,kitchenware,sporting, tools
UNIT B131	Waitress, Walter	appliances,boxes,bags,totes,clothing,tools
UNIT B177	Lehnert, Paul	boxes,bags,totes,clothing
UNIT C036	Stokes, Eric	boxes,bags,totes,clothing,furniture
UNIT D142	Addison, Radeja / Xpress Beauty Care	furniture
UNIT D235	Solis, Stacy	furniture,sporting goods
UNIT D112	Lubin, Evans	boxes,bags,totes,clothing,furniture, electronics,sporting

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

December 26, 2025; January 2, 2026 25-03901H

--- ACTIONS / 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 ACTION
CASE NO.: 2024-CA-000157
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
WILLIS BRITTON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 2, 2025, and entered in Case No. 2024-CA-000157 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Willis Britton, Housing Finance Authority of Hillsborough County, Florida, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the January 29, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 23 BLOCK 4, SHERWOOD HEIGHTS UNIT NO. 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 2318 E 111TH AVE 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.

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 19 day of December, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/23-015769
Dec. 26, 2025; Jan. 2, 2026
25-03935H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-002576
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA B. SIMPSON, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on February 3, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 13, Block 1, DELANEY CREEK ESTATES, according to that certain plat as recorded to Plat Book 78, Page 14, Public Records of Hillsborough County, Florida.

Property Address: 8725 Fish Lake Road, Tampa, FL 33619

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

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

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

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

SUBMITTED on this 19th day of December, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
Dec. 26, 2025; Jan. 2, 2026
25-03920H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-005900
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-4,
Plaintiff, v.
JOHANNA CAROLINA TORO ARIAS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 17, 2025 and entered in Case No. 25-CA-005900 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JOHANNA CAROLINA TORO ARIAS, 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 February 11, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 17, CARROLLWOOD MEADOWS UNIT VI - SECTION B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 13826 PATHFINDER DR, TAMPA, FL 33625 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
Dec. 26, 2025; Jan. 2, 2026
25-03889H

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-CA-007042
Division: O
GP CAPITAL, LLC, a Florida limited liability company,
Plaintiff, v.
BKATW CONSULTING AND DEVELOPMENT LLC, a Florida limited liability company, and HILLSBOROUGH COUNTY CLERK OF COURT,
Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated November 21, 2025, in the above-styled cause, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com at 10:00 a.m. on January 20, 2026, the following described property:

Lots 21 and 22, Block 4, GRANT PARK SUBDIVISION, according to plat thereof as recorded in Plat Book 6, Page 30, 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 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.

FRANK CHARLES MIRANDA, P.A.
/s/ Melissa N. Champagne
MELISSA N. CHAMPAGNE, ESQUIRE
F.B.N.: 77395
3226 W. Cypress St.
Tampa, FL 33607
Telephone: 813-254-2637
Primary Email: melissa@fcmlaw.com
Secondary Email: diana@fcmlaw.com
Attorney for Plaintiff
Dec. 26, 2025; Jan. 2, 2026
25-03932H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22-CA-002444
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019- GS7,
Plaintiff, vs.
TIMOTHY PHILIP PITSENBARGER AND MILIXAS MORALES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2025, and entered in 22-CA-002444 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and TIMOTHY PHILIP PITSENBARGER; MILIXAS MORALES; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.; MICROF 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 January 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 5 OF SUMMERFIELD VILLAGE 1, TRACT 21, UNIT 2, PHASE 3A/3B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 103 OF THE PUBLIC RECORD OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL ID NUMBER: 077684.6066

Property Address: 11909 BUTLER WOOD CIR, RIVERVIEW, FL 33579

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

IMPORTANT

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

Dated this 19 day of December, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
20-082788 - RaO
Dec. 26, 2025; Jan. 2, 2026
25-03925H

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-001236
SECTION # RF
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
DAN R. PARSONS; SUNSET BAY TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; PAULA K. PARSONS; 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 15 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, SUNSET BAY TOWNHOMES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 122, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 6315 SUNSET BAY CIR, APOLLO BEACH, FL 33572

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

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

Dated this 15 day of December 2025.
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
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Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00220
Dec. 26, 2025; Jan. 2, 2026
25-03921H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-014791
SPECIALIZED LOAN SERVICING LLC
Plaintiff(s), vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH UNDER, OR AGAINST, VIVIAN MORALES AKA VIVIAN IGNA MORALES, DECEASED, ET AL.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on November 25, 2025 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 29th day of January, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 2, BLOCK 1, DREWS SUBDIVISON, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 110 West Drew Street, Plant City, FL 33563

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)
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attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-009242-1
Dec. 26, 2025; Jan. 2, 2026
25-03922H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-004697
DIVISION: A
FI MORTGAGE TRUST 2022-1, A DELAWARE STATUTORY TRUST,
Plaintiff, vs.
EMBRACE TAMPA BAY VILLAGE LLC, et al.,
Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 13, 2025, and entered in Case No. 25-CA-004697 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which FI MORTGAGE TRUST 2022-1, A DELAWARE STATUTORY TRUST, is the Plaintiff and EMBRACE TAMPA BAY VILLAGE LLC is the defendant, Victor Crist, Clerk of the Court, will sell to the highest and best bidder for cash in/on https://www.hillsborough.realforeclose.com/index.cfm in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida on January 12, 2026, at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:

THE WEST ½ OF THE EAST 2/3 OF THE WEST ¾ OF THE SOUTH ½ OF THE NORTH ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE WEST 190 FEET THEREOF AND LESS ROAD RIGHT OF WAY. ALSO DESCRIBED AS THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA;

LESS THE WEST 190 FEET THEREOF. PARCEL IDENTIFICATION NUMBER: 042087-0000

PROPERTY ADDRESS: 7208 E 21ST AVENUE, TAMPA, FLORIDA 33619

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

See Americans with Disabilities Act

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

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of Damian G. Waldman, P.A.
PO Box 5162
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Attorneys for Plaintiff
Dec. 26, 2025; Jan. 2, 2026
25-03898H