

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storage treasures.com.
1052 - Ortiz, Yesenia; 1058 - Rashad, Anceesah; 1067 - Katje, Kristy; 1097 - Green, Erica; 1108 - Paulino, Rafael; 1131 - Raaheim, Felix; 2007 - Atkinson, Diamond; 2012 - Dunlap, Roxanne; 2037 - Turpen, Cindy; 2061 - Smith, Toniesha; 2072 - Fecht, Daniel; 2091 - Roberts, Ashlynn; 2126 - Nicol, Jennifer; 2167 - Nonnenberg, Janae; 2190 - Chew, Shawntey D; 2220 - Elamin, Saeed; 3002 - Figueroa, Rosa; 3009 - Haynes, Tamberneisha; 3028 - STEVENSON, Maya; 3062 - Brown, Scott; 3072 - Guiste, Nardine; 3080 - Niziolek, Nathan; 3138 - Brookins, Tynesha; 3162 - Nettles, Eva; 3195 - Homer, Sylvia; 3196 - Cruzado, John; 5011 - Kelly, Rebecca
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:00 AM
Sale to be held at www.storage treasures.com.

1038 - saez, Mara; 1052 - Cooke, Delgado; 1068 - Picaroni, Amber; 1082 - toro, Kailani; 1132 - Lopez, Ashlie Marie; 1146 - delgado, Ana; 3022 - Mreisy, Charlotte; 3044 - Civita, Joseph; 3061 - Inoa, Sonia; 3062 - Williams, Keesha; 3068 - Lopez, Davey; A040 - Franz, Mary; A041 - Montez, Courtney; A049 - Crespo, Melissa; A068 - Harvey, Jamal; A075 - kay, Melissa; A079 - Monroe, Kenya; A105 - Trent, Justin David; B202 - Williams, Stephanie; B204 - Matera, Carolyn; B207 - Thomas, Elyse; C339 - Jackson, Lawrence; C349 - Lopez, Ernesto; C357 - clifton, Herman; D443 - Lentz, Tonia; E513 - Ballard, Tonya; E517 - Ducos, Ruth Alvarez; E519 - Welsh, Eric C; E524 - Muldowney, Timothy; E527 - Payrow, Nooshin; E544 - GIRON TIRADO, Francisco; E556 - Woods, Spencer David; E558 - Hart, Kenneth; E564 - Cooper, Jackie; F627 - OConner, Donald; F643 - Toranzo, Audrey; H802 - Edling, Jacob; H804 - sforza, michael; RV07 - Blaylock, Jovie
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:15 AM
Sale to be held at www.storage treasures.com.
1078 - Francesk, Marku; 1157 - Brown, Rickelle; 1163 - Hall, Sandra; 1338 - Smith, Ramirez; 226 - Moley, Aryanna; 248 - Seigler, Chris; 339 - Dawson-Brown, Desiree; 368 - PALM, KEITH; 736 - Balco, Craig; 807 - Deleon, Maximo; 815 - Dawson, Desirae; 862 - Williams, Allen; 921 - PETRUCCELLI, CHRIS; 931 - Harbart, Tamara; 944 - Moldthan, Wendi; 981 - Lancaster, Byron

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
January 9, 16, 2026 26-00039H

FIRST INSERTION

MANGROVE MANOR
COMMUNITY DEVELOPMENT
DISTRICT

NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2027
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Mangrove Point and Mangrove Manor Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: January 28, 2026
TIME: 11:15 a.m.
LOCATION: D.R. Horton
Tampa North
Division Office
3501 Riga Blvd.,
Ste 100 Tampa,
Florida 33619

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal

business hours, or by visiting the District's website at https://mangrovepointandmangrovenanorcedd.net/.

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

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

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

District Manager
January 9, 16, 2026 26-00052H

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: Darkmoth Robotics UAS/AI (RC/DMR) located at 5439 Beaumont Center Boulevard, Suite 1040 in the City of Tampa, Florida, doing business in Hillsborough County, Florida intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.
Dated this 23rd day of December, 2025.
Owner Name: Rapid Composites, LLC
January 9, 2026 26-00049H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 1/29/26 at 2:30 PM. Contents include personal property along with the described belongings3 to those individuals listed below.

16-201 Jess Ligeon Bedding, Furniture, Stools, Bed Frame
A-323 Mercedes Kennedy Appliances, Bedding, Furniture, Clothing, Washer & Dryer
B-464 Gabriel Santos Bedding, TV, Table,
B- 519 Maria Jerkins Boxes, Appliances, Furniture, Baby Items, Tools, Lamps
C-587 Michelle woodard Boxes, Kitchenware, Furniture, Suitcases, Car Battery
C-640 Travis Beach Boxes, Furniture, Tools
D-718 Pedro Nunez Boxes, Tools, Ladders, Power Wash, Doors, Tires
A-349 Christine Ruiz Boxes, Totes, Artwork

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.
January 9, 16, 2026 26-00057H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress BLV. River-view, 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 01/29/2026 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

Unit D184 Richardson, Melva Boxes, bags, totes, furniture, toys
Unit D203 Herald, Cavoni Boxes, bags, totes, furniture, clothing, toys
Unit D173 SIKARWAR, PRAVEEN Boxes, bags, totes, furniture, clothing
Unit B212 Arnold, Felicity Boxes, bags, totes, artwork, sporting goods
Unit A310 Rodriguez, Gregorio Boxes, bags, totes, clothing
Unit B048 Robertson, Michelle Household goods
Unit B089 Hillard, Joseph Boxes, bags, totes, furniture, electronics
Unit A225 Joseph, Winston Boxes, bags, totes, electronics, furniture
Unit A006 Forrester, Barry Furniutre, boxes
Unit D177 Wilbur, Gregory Artwork, Bedding, Boxes, Furniture, Fan
Unit C023 Ellis, Troy Bedding, boxes, clothing, electronics, furniture, shoes, TV

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
January 9, 16, 2026 26-00058H

FIRST INSERTION

NOTICE OF PUBLIC SALE

PUBLIC NOTICE IS HEREBY GIVEN THAT pursuant to a Final Judgment of Foreclosure entered on June 4, 2025 in the case captioned Allan Jacob and Sandra Jacob v. Bais Yisrael Community Center of Tampa Bay, LLC, Yisrael Taussig, and Malka Singer Taussig, Case No. 8:23-cv-02703 in the United States District Court, Middle District of Florida, Jon Barber of Soldnow, LLC d/b/a Tranzon Driggers ("Auctioneer"), will hold a sale ("Sale") to sell at public auction to the highest bidder for cash the following described real property ("Property"):

A parcel of land lying in the Northeast quarter of Section 12, Township 32 South, Range 19 East, Hillsborough County, Florida, more particularly described as follows: Commence at the Northeast corner of said Section 12; thence N. 00°29'11" West along the East line of Section 1, Township 32 South, Range 19 East, Hillsborough County, Florida, a distance of 143.87 feet; thence S. 74°26'18"W. a distance of 1153.33 feet to a point of compound curvature on the Westerly right-of-way line of the 100-foot right-of-way of Pebble Beach Boulevard (proposed) and Point of Beginning; thence on an arc to the left of 204.32 feet along the Westerly boundary of the 100-foot right-of-way of Pebble Beach Boulevard, as recorded in Plat Book 27, Page 89, of the Public Records of Hillsborough County, Florida, and its proposed Northerly extension, with a radius of 3,200.00 fee, subtended by a chord of 204.28 feet, chord bearing S. 17°23'27"E. to a point of reverse curvature; thence on

an arc to the right of 38.77 feet, with a radius of 25.00 feet, subtended by a chord of 35.00 feet, chord bearing: S. 25°12'09"W. to a point of tangency; thence S. 69°37'30" W. along the Northerly right-of-way line of the 80-foot right-of-way of La Jolla Avenue (proposed) a distance of 107.71 feet to a point of curvature; thence on an arc to the right of 199.78 feet, with a radius of 349.58 feet, subtended by a chord of 119.20 feet, chord bearing S. 79°26'28.5"W. to a point of tangency; thence S. 89°15'27" W; continuing along the Northerly right-of-way line of said La Jolla Avenue (proposed) a distance of 200.00 feet; thence N. 00°44'33"W. a distance of 360.00 feet; thence N. 78°20'05" E. a distance of 349.45 feet to a point on a curve; thence on an arc to the left of 146.21 feet along the Westerly right-of-way line of said Pebble Beach Boulevard (proposed) with a radius of 2,150.00 feet, subtended by a chord of 146.18 feet, chord bearing S. 13°36'48.5"E. to the Point of Beginning. Property Address: 1501 La Jolla Avenue, Sun City Center, FL 33573.

The Sale for the Property will be held online at www.tranzon.com. Bidding for the auction will begin on January 21, 2025 at 9:00am and will end on January 28, 2026 at 1:00pm.

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 Auctioneer reports the surplus as unclaimed.
January 9, 2026 26-00085H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Felicia Franzese / AKSZ, LLC will engage in business under the fictitious name SCHWARM!, with a physical address 311 W Palm Ave, Apt 308 Tampa, FL 33602, with a mailing address 311 W Palm Ave, Apt 308 Tampa, FL 33602, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
January 9, 2026 26-00079H

FIRST INSERTION

WATERLEAF COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING
AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the "Board") of the Waterleaf Community Development District (the "District") will be held on **January 21, 2026, at 5:30 p.m.** at the Riverview Public Library, Room 108, 9951 Balm Riverview Rd., Riverview, FL 33569. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 ("**District Manager's Office**").

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

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

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

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

Richard McGrath, District Manager
January 9, 2026 26-00084H

FIRST INSERTION

NOTICE OF MEETING
STONELAKE RANCH
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors Meeting of the **Stonelake Ranch Community Development District** is scheduled to be held on **Tuesday, January 20, 2026 at 1:00 p.m. at the Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.**

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 each meeting can be found on the District's website at www.stonelakeranchcdd.org or by phoning the District's Management office at (954) 658-4900.

The meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (954) 658-4900 at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

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

**Stonelake Ranch Community Development District**
**James P. Ward, District Manager**
January 9, 2026 26-00051H

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 21st day of January, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Canteen, Lynn Folding Cart, Weights, Boxes, TV, Mirror, Coffee Table, End Tables Nightstand, Dresser, Totes Misc. Items; Collins, Rene Coat Rack Bench, Table, Locker, Air Mattress, Michael Kors Weekender Bag, Air Fryer, Boxes, Suitcases, Dresser, Clothes, Curio Cabinet, Room Heater, Misc. Items; Bailey, Donte Bed, Coffee Table, Couch , Loveseat, TV, Microwave, Mattresses, Boxes, Dressers, Totes, Misc. Items; Ruiz, Brian Suitcases, Kitchen Items, Bags, Boxes, Racing Seat, TV, Nightstand, Large Makeup Case, Bed Pillows, Misc. Items; Hawkins, Tyre Motorcycle Helmet, Muffler, Toolbox, Play-station, Bags, Boots, Clothes, Privacy Shelter Tent, Tote, Misc. Items; Collins, Renee L. Rolling Carts, Cowgirl Boots, Fishing Poles, Tables, Boxes, Bags , Mattresses, Stereo, Beach Umbrella, Pictures, Guitar, Misc. Items; Linton, Brenton J. Beds, Dresser, TVs, Totes, Clothes, Couch, Chairs, Mini Vacuum, Mini Steamer, Christmas Tree, Carpet, Boxes, Totes, Misc. Items; Green, Pamela Generator, Shop-Vac, Patio Furniture, Lawn Mower, (2) Weed-eaters, Toolbox, Smoker Grill, Ladder, Cooler, Golf Clubs, Boxes, Patio Furniture, Totes, Barstools, Misc. Items; Jisiya Dresser, Boxes, Bags, Toys, Bicycles, Desktop Stereo, Furniture, Clothes, Misc. Items; Valley, Denise Generator, Shop Vac, Patio Furniture, Lawn Mower, (2) Weed-eaters, Toolbox, Smoker Grill, Ladder, Cooler, Golf Clubs, Boxes, Patio Furniture, Totes, Barstools, Misc. Items; Thornley, Joshua Inversion Table, Bike, TV, Portable Fireplace, Dresser, Nightstand, Bookshelf, Washer, Dryer, Table, Animal Cages, Totes, Boxes, Misc. Items; Copas, Mindy Mattress, Dresser, Cabinet, Cedar Chest, Floor Safe, Pressure Washer, Totes, Bags, Weed-eater, Extension Ladder, Clothes, Misc. Items; Santiago, Edgardo Funk-o Pop Figurines (Multiple), Clothes, Ps5, Poke-man Collectibles, Turntable, Boots, Puzzles, Boxes, Bags, Air Mattress, Misc. Collectibles; Jones, Hattie Stove, Dresser, Mattress, Bed, Chair, Table, Boxes, Bags, Couch, Misc. Items Sale is subject to cancellation in the event of settlement between owner and obligated party.
January 9, 16, 2026 26-00056H

FIRST INSERTION

NOTICE OF PUBLIC MEETING
NEW PORT - TAMPA BAY
COMMUNITY DEVELOPMENT
DISTRICT

Notice is hereby given that the Board of Supervisors ("**Board**") of the New Port - Tampa Bay Community Development District ("**District**") will hold a Board Workshop Meeting on January 21, 2026, at 11:00 a.m., at **5120 Marina Way, Tampa, FL 33611.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900 ("**District Manager's Office**") during normal business hours. Additionally, a copy of the agenda, may be obtained at http://newporttampabaycdd.com/.

Participants are encouraged to submit questions and comments to the District Manager in advance at (407) 723-5900 to facilitate the Board's consideration of such questions and comments during the workshop meeting.

The workshop meeting is open to the public and will be conducted in accordance with the provisions of Florida law for recreation districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

Jane Gaarlandt, District Manager
January 9, 2026 26-00050H



--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830**  
**Time: 09:30 AM**

**Sale to be held at www.storage treasures.com.**

0002 - Davis, Simone Jhene; 0009 - Baker, Chena; 0048 - Beasley, Tina; 0050 - Gulrajani, Camille; 0057 - torres, Yasiel; 0067 - Lemaïne, Neissa; 0078 - Pereira, Destiny; 0087 - Rivera, Leonardo; 0134 - Riina, Daniel; 0206 - Baker, Antonio; 0213 - Stone, Candice; 0254 - Cannonier, Ashennea; 0255 - preston, Brandon; 0264 - Cuellar, Kathleen L; 0269 - Spano, Lisa; 0272 - Green, Jeriah; 0275 - Olive, Endio; 0283 - Speer, Christopher; 0285 - Ingram, Deserae Nichole; 0300 - Yuill, Alex; 1001 - B, Ashia; 1020 - Marie, Jordan; 1027 - Gordon, Rashard; 1030 - Williams, Ruth Anne; 1036 - Collins, Maya; 1053 - Beemer, Natalie; 2019 - Aranguren, Edgar G; 3006 - Ray, Timothy; 3029 - Brooks, Jocelyn; 3044 - Smith, Samuel; 3046 - Brown, Michael; 3052 - Hillary, Erica; 3061 - Postmaa, Esther Brigitte; 3067 - Trent, Darren; 3079 - Zuluaga, Tracy; 4030 - Etoile Dancewear Claypool, Colin; 4039 - Leon, Steve; 5001 - Sheegog, Sylvester; 5003 - Gilbert, Damia

**PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949**

**Time: 09:50 AM**

**Sale to be held at www.storage treasures.com.**

0117 - Jones, Greg; 0121 - Jones, Diane; 0202 - DeLaCruz, Brandon; 0205 - Matthews, Rachael; 0348 - Colon, Luis; 0417 - Javier, Eileen; 0440 - Stromquist, David; 0509 - Boldizar, Steven; 0520 - Rappe, Jacqueline; 0601 - Cary, Julie; 0623 - Davis, Ledarius J; 0637 - Kennedy, Tyreece; 0638 - weiss, Taelor; 0713 - Rappe, Jacqueline; 0716 - Potts, Julitha; 1043 - McMillan, Bonitria; 1089 - James, Joseph; 2079 - Charpentier, Amy

**PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867**

**Time: 10:00 AM**

**Sale to be held at www.storage treasures.com.**

01021 - Lanphear, Jessica; 01034 - Blanton, Deanna; 01088 - Tenn, Tok; 01173 - Owens, Samuel; 01183 - Clayton, Kamryn; 02008 - Martinez, Nykolle; 02024 - Gray, Stephanie; 02029 - Perry, Craig; 02043 - Hopkins, Jennifer; 02076 - Jones, Ariel; 02077 - Pitts, Zeldia; 02107 - Noel, Ashley; 02122 - Hudson, Dave; 02128 - Thompson, Tonyata; 02149 - Saffold, Cierra; 02179 - Turner, Barnara; 02211 - Hinson, Angel; 02212 - Chavez, Shytaysha; 03036 - Edwards, Tolulope A; 03044 - Woods, Anthony; 03102 - Grant, Sharmaine; 03143 - Kubach, Kayliana; 03144 - Anderson, Isaiah; 03147 - Warren, Donald; 03182 - Walcott, Shuqura; 03288 - Williams, Brandon; 03294 - Boggs, Selena; 05007 - Galvan, Kim; 07005 - Parnells, Derrick; 08018 - Kramer, Irene; 09026 - Brown, Ronald; 13100 - Marc, Edlyne; 13166 - Curtis-Thomas, Camille; 13167 - Chavez, Janser

**PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752**

**Time: 10:10 AM**

**Sale to be held at www.storage treasures.com.**

0107 - III, Lucius Gibson; 0222 - III, Lucius Gibson; 0446 - Barrett, Jacqueline; 1015 - Nicholas, Shalette; 1032 - Wilson, Denster; 2019 - Garcia, Omayra; 2023 - Hood, Melissa; 2028 - III, Lucius Gibson; 2035 - Agosto, Idimarís Rivera; 2048 - Tampa Bay Physical Therapy Baez, Joel Kelly; 3059 - Cromartie, Ashley; 3091 - Brown, Samone; 3157 - Nelson, Amanda; 3169 - III, Lucius Gibson; 3194 - montilla, Garcia; 3223 - Hires, Danielle; 3228 - Magaw, Nicole; 3250 - Jaszcar, Brandon

**PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277**

**Time: 10:40 AM**

**Sale to be held at www.storage treasures.com.**

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FLJI POOL SERVICES located at 3750 GUNN HWY, #308 in the City of TAM-PA, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of January, 2026  
TOUCAN 0629, LLC  
SEAN M. TABOR

January 9, 2026 26-00043H

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Burby Engineering located at 5840 W. Cypress Street, Suite A in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of January, 2026  
Burby, LLC  
Jason Burby, Manager

January 9, 2026 26-00078H

FIRST INSERTION

**NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **January 21, 2026, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com.

Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Jason Greenwood, District Manager  
Governmental Management Services – Tampa, LLC  
January 9, 2026 26-00083H

FIRST INSERTION

**Notice of Public Sale**

U-Stor Linebaugh  
Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on January 9, 2026, at the times and locations listed below.

Units contain HVAC parts and related materials. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

**U-STOR LINEBAUGH**  
**Start:** January 26, 2026  
10:30 AM EST  
**End:** February 2, 2025  
3:00 PM EST  
**Location:** 5002 W. Linebaugh Ave, Tampa, FL 33624  
**Bidding:** All bidding will take place online at bid13.com  
97 Kenneth Kitchen  
January 9, 16, 2026 26-00074H

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 Cornerstone Hauling Solutions located at 427 W Windhorst Rd, in the County of Hillsborough, in the City of Brandon, Florida 33510 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Brandon, Florida, this 02nd day of January, 2026.

FAITH AND FREEDOM  
WOODCRAFTING LLC  
January 9, 2026 26-00054H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Anthony Wright / TRUE WARRIORS MINISTRIES INC. will engage in business under the fictitious name HOPE TRAINING CENTER, with a physical address 3001 South Kings Ave Brandon, FL 33511, with a mailing address Post Office Box 1289 Thonotasssa, FL 33592, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
January 9, 2026 26-00059H

FIRST INSERTION

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

**CASE NO.: 25-CA-010264**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROBERT WAYNE HOWELL, et al., Defendants.**

TO: STEVEN J. HOGAN, SUCCESSOR TRUSTEE OF THE ROBERT WAYNE HOWELL REVOCABLE TRUST DATED JANUARY 25, 2021 18948 N DALE MABRY HWY, STE 102, LUTZ, FL 33548

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

LOT 13, BLOCK 3, OF THE WEST PARK ESTATES, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

**CASE NO.: 2023-CA-012504**  
**GUARANTEED RATE, INC., Plaintiff, vs. ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS, et al., Defendant(s),**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure sale entered on December 2, 2025, and the Consent Final Judgment of Foreclosure entered on July 29, 2025, in Case No. 2023-CA-012504 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein GUARANTEED RATE, INC, is Plaintiff, and ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of

FIRST INSERTION

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 2/10/2026, 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.

FIRST INSERTION

the Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on the 5th day of February, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 1, TIMS WAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGE(S) 191 AND 192, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A 6709 West Knights Griffin Road, Plant City, FL 33565 (the "Property")

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.  
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate

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

WITNESS my hand and the seal of this Court this 5 day of January, 2026.

VICTOR CRIST  
As Clerk of the Court  
(SEAL) By Jennifer Taylor  
As Deputy Clerk  
Hillsborough County Courthouse  
800 E. Twigg's St.  
Tampa, FL 33602

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-04198  
January 9, 16, 2026 26-00091H

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

Dated this 2nd day of December 2025.

SOKOLOF REMTULLA, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.,  
Bar No: 73863  
SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd, STE 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252 /  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
January 9, 16, 2026 26-00093H

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

1/15/2023 2:12

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386** and select the appropriate County name from the menu option  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
1/15/2023 2:12



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PUBLIC SALES

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FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424**  
**Time: 09:30 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1028 - Jenkins, Debra; 1059 - Hart, Tammy; 2008 - soluri, paul; 3001 - Poole, Darrell; 4010 - Aziz, Mahmoud Abdel; 6041 - Palmer, Daniel; 6049 - Sanders, John; 6059 - Bryant, Maurice; 6083 - cherres, Ruben; 6092 - Alonso, Encarnita; 6099 - Ezell, Latangalena; 6101 - Haynes, Donnell; 7013 - Soluri, Paul J; 7061 - Hall, Shakeera; 7075 - Soluri, Paul J; 7092 - Broomall, Alistair; 8014 - Harris, Charles; 8056 - Crowley, Jill; 8064 - AD, Scott; 8108 - Obrien, Jessica

**PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627**  
**Time: 09:45 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

0103 - Arias, Nobel Boza; 0104 - Rosado, Silva; 0113 - Denis, Stephanie; 0508 - Henderson, Roneil; 0511 - Hernandez, Evelio; 0515 - Grullon, Alberth; 0711 - Ramos, Juan; 0724 - Jules, Mario Giovanni; 0802 - Way, Bernetta; 0833 - Fernandez, Yoel; 1112 - Ortiz, Eric; 1254 - Mitchell, Andre; 1422 - Apolinario, Deivy; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1450 - Espinosa, Aquiles; 1476 - Anchondo, Debra; 1492 - RONDON ALFONSO, HILSE; 1709 - Valdez, Alfredo; 1711 - Cajiao Gonzales, Andres Felipe; 1714 - Johnson, Karen; 9019 - Henderson, Antwan

**PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824**  
**Time: 10:00 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

B021 - Williams, Lassandra; B058 - Cox, Bradley; B116 - Gray, Kyler; B118 - Wilder, Teresa; B140 - James, Alma; B142 - Shumpert, Michael; C019 - Thompson, Kyree; D003 - Graham, Ravone; E034 - BANKS, JEFFREY; E078 - Rodriguez, William; F034 - alvarez, Eddie; F077 - Bowsens, Isaiah; F097 - Gonzalez, Rosalee; F118 - Candelaria, Ezequiel; G043 - cruz, Osvaldo; G084 - Tirado, Richard; G095 - Jimenez, Angel; G099 - Colon, Selena; G102 - Ayesch, Ibtisam; H029 - Guerra, Yesenia; H075 - Jimenez, Abraham; J009 - Rodriguez, Diamadi; J019 - gandy, Thomas; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA; J049 - Talbott, Brian; J075 - Penalver, Oscar; K005 - Thomas, Eric; K029 - Cruz, Eli; K065 - Clark, Larry

**PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681**  
**Time: 10:15 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1005 - Guerra Hidalgo, Marielys; 1057 - Duncan, Shannon; 1073 - Green, Tawana Boone; 1094 - Love, MDaezha; 1204 - Gonzalez Mercano, Nicolas; 1230 - Harden, Kevin; 1233 - Vega, Jerry; 1273 - Davis, Ashley; 1282 - Armas, Angel De; 1297 - Fergus, Shyanka; 1301 - Perez, Alexander; 1304 - Cifuentes, Cristina; 1313 - Anderson, Vanilla; 1326 - Calderon, Samira; 1339 - Zamora, Mildrey; 1344 - toussaint, quanae; 1345 - Fieger, Celia; 1353 - Jordan, Breanna; 1400 - Garcia, Ezequiel; 1407 - Lucena, Grace; 2001 - Valentin, Juan; 2065 - Pitchford, Ashley; 2117 - Ramos, Amaya; 2148 - Williams, Gregory; 2159 - Lopez, Randis; 2160 - Thompson, Telisha; 2201 - Jones, Lauren; 2207 - Davis, Ashley; 2268 - White, Omar; 2319 - Quinlan, James; 2329 - Ramos, Amaya; 2333 - Byrd, Willie; 2338 - Durr, Gregory; 2358 - Nunez, Sharlene; 2384 - Barrett, Rojshawn; 2428 - Masudi, Naji; 3001 - Perez, William; 3027 - Suarez, Caridad; 3052 - AMAZING Youth LLC Polite, Barry; 3058 - Guerra, Jeremy; 3059 - Gordon, Tammy; 3064 - sconiers, Johniela; 3070 - lawrence, jalynn; 3089 - Simmons, Myrtis; 3092 - Johnson, Sayonni; 3093 - zuniga, yadixa; 3226 - aristizabal, Zury; 3282 - Carrington, Lisa; 3333 - Hood, Brittany; 3355 - Caban, Rafael; 3370 - Lopez, Jasmine; 3381 - RahRah Cleaning Plus LLC Pachecos, Renatta; 3392 - Lersundy, Carlos; 3415 - Nunez, Reina; 3446 - Cruz, Amy; 3456 - Mayorga, Sarah; B144 - Colado, Laura; B147 - Pasco, Eric; B151 - Johnson, Ray; D101 - Pasco, Eric; D103 - Felder, Ishakia; E020 - Heckman, MARIA; E036 - Meginnis, Terrance; E079 - Cano, Priscilla; E085 - DIAZ, JOSE; F110 - Irizarry, Deyanira; F111 - Aviles, Lisandro; F114 - Smith, Natalie; F115 - Duncan, Monica; F125 - Diaz, Victoria; F131 - Abreu, Juanita; F134 - Porter, Ericka; F138 - Sherman, Darryl; F154 - Hernandez, Raymon Suarez; F165 - LOGIURATO, ROCCO; F176 - R G Cabinets Romero, Lidia

**PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137**  
**Time: 10:30 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

A005 - Johnson- Streater, Herbrinia; A021 - Green, Darryell; A061 - Stephens, GERMI; B004 - Jenkins, Kennie; B007 - Morales, Abigail; B009 - Joseph, Jasmyne; B056 - Thompson, Roxiann; B058 - Rivera, Sheila; B065 - Fields, Jer'vione; B081 - Munetsi, Jasmine; C017 - Mosley, Andresa; C018 - Bender, Brittany; C040 - Willis,

Tamika; C048 - Canfall, Nicole; C055 - PETROSINO, LINDA; C061 - Buckley, Christopher; C071 - Ameen, Philip; C073 - Mavinga, Remy; C089 - White, Justin; C090 - Freeman, Lawren; C093 - Phillips, Tylisa; C100 - Brooks, Amanda; C112 - Puntiel, Johnny; C126 - Figueroa, Nelly; D046 - hassevoort, Kevin; D065C - LeGrand, Shagontha; D072 - Buzek, Brandi; D078 - Jackson, Shamika; D087 - Baker, Sophia; D093 - Mitchell White, Dawn Rochelle; D095 - COTON, NANCY; D100 - Lewis, Jerry; D117 - Simmons, Arnold; D123 - Cunnmings, Dominique; D132 - humphery, Martin; E017 - lee, dandre; E024 - Engleberg, Sandra; E046 - williams, darryl; E054 - Marin, Daniel; P005 - Hassevoot, Kevin

**PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985**  
**Time: 10:45 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1021 - Weaver, Elise; 1034 - Vieira, David; 1038 - Murphy, Diamond; 1045 - Boyt, Kevin; 1064 - Taylor, Naya; 1072 - Lee, LaBithia; 1076 - House, Jammee; 1085 - Wheeler, Jason; 1088 - Marquez, Jorge; 1106 - Gardner, Victoria; 1138 - Chapman, Drosanly; A012 - Lott, Miesha; A014 - Boyle, Shery A; B028 - Malave, Crystal; C006 - MARTINEZ, BRIANA; C026 - Colon, Elizabeth; C056 - Douglas, Laron; C062 - Black, Crystal; D004 - Rivera, Michele; D021 - Fleites, Elisa; D028 - Squire, Anthony; D075 - Kaemmer, Joel; F008 - Eugene, Fritz; F016 - Sudney, Brian; P002 - Heacock, David

**PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473**  
**Time: 11:00 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

A019 - Joyal, James; A026 - Qarles, John; A041 - Jackson, Breshaun; B005 - Martinez, Juan; B013 - Obringer, Anya; B041 - ball, chauncey; B060 - Leuck, Matthew; C018 - negron, Aileen; C033 - Mackabee, Sebryna; D032 - Greene, Andrew; D035 - Ingram, TKeyah; D048 - Gee, Corey; E095 - Brooks, Douglas; E103 - Taliaferro, Dudley; E147 - PAUL, ROSELLA; E160 - Reed, Floyd ; G002 - Grant, Donte; G067 - BROXTON, HERMAN; G114 - Guillama, Johennis; G120 - Mitchell, Thomas

**PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466**  
**Time: 11:15 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

A011 - Grates, Charles; A024 - Goodson, Kentyua; A057 - Nadeem, Sayyed; A070 - Eliga, Joslyn; A077 - Rivera, Barbara; B005 - Robinson, Felton; B006 - Thompson, Devonnice; B008 - Vickers, Tiffany; B035 - Vazquez, Pedro; B038 - Jones, Howard; B049 - Hannah, Louise; B079 - Butson, Bryan; D006 - Johnson, James; E001 - wilson, Domon; F017 - III, Robert Trotman; G005 - Sepulveda, Edwin; G012 - Devine, Nerrica; G034 - wright, lajoj; G044 - Long, Shenita; G064 - Park, Tiffany; G076 - osorto, Joel; H003 - Richardson, Edwina; H020 - Mcfadden, Ronnie; H024 - Myers-Dudoit, Tiana; H036 - Lormeau, Ashley; H040 - kelley, Talia; H052 - smith, Denetra; H062 - Winstead, Lamar; H080 - SALEH, SULTAN; I018 - Hall, Courtney; I020 - English, Tyrek; I022 - Pelletier, Christina; I026 - Prescott, Tai; I029 - Elder, Troy; I043 - Daniels, Francisco; I045 - Hammon, Heather; I052 - Lindsey, MarQuesa; I055 - Orfanidis, Antonio; I067 - Espinoza, Jose; J006 - Williams, Amara; J011 - Tatum, Carlos; J028 - Cooper, Christina; J043 - Osman, Maria; J047 - HEDGES, CHARLENE; J065 - hicks, Makayla; J067 - Green, Anita; J073 - Powell, Wilbert; J082 - Perales, Maria; P003 - Avila, Gabriella; P004 - Avila, Gabriella; P045 - miller, casey

**PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182**  
**Time: 11:30 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

0114 - Tucker, Natasha; 0205 - Archie, Katrice; 0234 - Broner, Kristin; 0249 - Wheeler, Latosha; 0265 - Bailey, Moneca D; 0267 - Menovshchikov, Maksim; 0305 - Rojas, Fabian; 0307 - steward, Kenneal; 0326 - Acklin, Ashley; 0328 - petitfrene-henry, Mirta; 0337 - Bailey, Edward; 0352 - Mceneil, Lashon R; 0362 - RATON, ANNICK; 0370 - Francoise, Ezzairea; 0378 - mc neil, kevin; 0401 - stephens, Tiffany; 0416 - Thames, Clayton; 0430 - BRISTER, Edward; 0434 - Robinson, Michael; 0444 - Woods, SHEILA; 0512 - Jacobs, Marlene; 0538 - washington, trac; 0548 - James, Trekel; 1008 - Pappas, Alexandria; 1034 - Bishop, Rynise; 1042 - hampton, lionel; 1057 - Jenkins, Charitee; 1111 - Dukes, Phyllis; 1117 - Williams, Michael; 1130 - McDonald, Alaina; 1133 - Broner, Kristin; 1140 - cruz, sintia; 1151 - Tyson, Latasha; 1167 - Bell, Bobbi; 1175 - Ford, Jazmyn; 1176 - Candela, Sitrena A; 1188 - Walker, Exavier; 1200 - prescod, Jada; 1205 - Martinez, Kelvin; 1219 - Inhenzra, Ozrah; 1226 - Hilton, Anissa; 1251 - Green, DeMario; 1258 - Candela, Sitrena A; 1259 - Reed, Dwylene; 1263 - Prevot, Evens; 1274 - Matos, Melanie; 1282 - Bryant Jr., Dwayne; 1288 - Tolu, Lindi; 1290 - Wooding, Quincy; 1296 - Knighton, Talayah; 1311 - Jackson, Dakita; 1323 - Mckay, Jade; 1348 - guccio, christopher; 1351 - Pratts, Marelyn; 1354 - Ezzahi, Francheska; 1370 - Singleton, Keneisha; 1383 - Siler, Carmen; 1388 - Britt, Agretta; 1407 - Gomez, Gerica; 1424 - Cobb, Shamika; 1441 - Tunstall, Zariyah; 1443 - Edwards, Edqueisha; 1453 - Hamilton, Yyona; 1454 - gaffney, Keshia; 1461 - Gonzalez, Tinnia; 1464 - thomas, Sheronda; 1471 - Allen, Tomarcus; 1502 - Pressley, Ebony; 1526 - Padilla, Yefry; 1538 - Foster, Eltyneshia; RV004 - Edwards, Jenneh; RV007 - Desir, Luxon; RV018 - MITCHELLANDERSON, SHERISSEE

**PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129**

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO. 25-CP-004225**  
**DIVISION W**  
IN RE: ESTATE OF  
CATHERINE ANN AVIRETT  
Deceased.

The administration of the estate of Catherine Ann Avirett, deceased, whose date of death was October 12, 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 9, 2026.

**Personal Representative:**  
**Eileen P. Kenny**  
2884 Alfred Court  
Oceanside, NY 11572  
Attorney for Personal Representative:  
*/s/* Myrna Serrano Setty  
Myrna Serrano Setty, Esq.  
Attorney for Petitioner  
Florida Bar Number: 110636  
P.O. Box 145  
Lutz, Florida 33548  
Telephone: (813)) 902-3189  
Fax: (813) 501-1405  
E-Mail: [mss@serranosetty.com](mailto:mss@serranosetty.com)  
Secondary E-Mail:  
[info@serranosetty.com](mailto:info@serranosetty.com)  
January 9, 16, 2026 26-00087H

**Time: 11:45 AM**  
**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

0005 - Mavrovich, Marko; 0006B - Lopez, Cristina; 0012D - R, Jackeline Bonilla; 0018 - Patterson, Toni; 0119 - Hoeksema, Justin; 0122 - Fuentes, Yaicel Sosa; 0149 - Carr, Mark; 0158 - Martello, Ashley; 0169 - Kessinger, Osiris; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0238 - Munoz, Mike; 0245 - Moskos, Nick; 0335 - Juan, Kenneth; 0405 - johnson, sonja; 0419 - Dillard, Sean; 0420 - Williams, Deandre; 0421 - Wecal, Jennifer; 0445 - Cruz, Yairelee; 0446 - bloise, hansel; 0506 - STEADMAN II, ANDRE; 0507 - Matzke, James; 0565 - Morris, Shannon; 0649 - Francia, andrea; 0653 - Matthews, John; 0668 - Serrano, Elizabeth; 0669 - Sanchez Suarez, Reynier; 0679 - Mobley, Lace; 0680 - Fritzes, Stephanie; 0681 - Ka, Martine; 0704B - Leon Ortueta, Diosvany; 0711 - Moskos, Nick; 0807 - Rivera, Antonio; 0810 - Marino, Mark; 0811 - Soho Builders Residential and Commercial Projects Vega, Leidys; 0816 - Diaz, Maria; 1039 - gonzalez, obeidis; 1048 - Thomas, Nakia; 1058 - Suarez, Glenda; 1064 - Arroyo, Ginina; 1101 - Roman, Edwin

**PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139**  
**Time: 12:00 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

A0122 - Walton, Sheena; A0209 - Mitchell Kenyah; A0222 - perez, myrta; A0233 - Tift, Jasheddrik; A0238 - Dorsey, Jaene; A0241 - Luis, Lois; A0250 - Copeland, Chadwick B; A0251 - Daniels, Shandrieka; A0260 - Dominguez, Jose; A0265 - Jackson, Mavis; A0269 - Verret, Jamie; A0296 - Alvarez, Dianelys; A0305 - Cooper, Samson; A0310 - Williams, Don; A0341 - Rangel, Erika; A0403 - Brisita, Mildred; A0414 - Luis, Lois; A0455 - Blakemore, Jahmeer; A0461 - Castillo, Jessie James; A0482 - Dallas, Jacoby; A0493 - floyd, Kristorpher; A0502 - Deck, Kendra; A0523 - Parks, Coleman; A0530 - Thomas, Natalie; A0532 - Simmons, MiKila; A0537 - ward, Elizabeth; A0552 - Concepcion, Melissa; A0565 - Riley, Tamara; B0160 - Williams, Don; C0609 - Garrison, Tara; C0623 - Ramirez, Ashley; C0624 - Hayes, Josephine A; C0627 - Mitchell, Kenyah; C0631 - Way, Robin; C0641 - McGill, Kevin; C0660 - Mannella, Michael; C0684 - Cooper, Kim; C0706 - Myles, Jateajha; C0766 - Pittman, Dwayne; C0773 - Scott, Aliyah; C0776 - Fonseca, Maura; C0779 - Clark-Williams, Danielle; C0785 - Ritchie, Konica

**PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832**  
**Time: 12:15 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1022 - Cruz, Sabrina; 1032 - Royster, Ingrid; 1038 - Grau, Ada; 1126 - Smith, Brittanica; 1173 - Cortinas, Giselle; 1241 - Medina, Isdrel; 1256 - Hines, Samuel; 1318 - Harris, Marvin; 1328 - Wallace, ChiQuetta; 1411 - Foster, Kelly; 1417 - Conley, Emily; 1501 - Robles, Dominic; 1522 - Royster, Ingrid; 1529 - crum, A S; 1531 - Barrera, Melanie; 1536 - Stowers, Joshua; 1542 - Clark, Creed; 1544 - Henderson, Orlando S; 1549 - Taylor, Olga; 2008 - Gonzalez, Dennis; 2060 - Macias, Matie; 2117 - James, Aaron; 2123 - Wilson, Shontell; 2126 - Torres, Yanisledy; 2132 - Caruso, Virginia Noel; 2170 - Khatib, Zayn; 2227 - Vila, Daily; 3005 - Sawan, Reem; 3011 - Al-Samkari, Mouhammed; 3021 - Gonzalez, Thalia; 3030 - Chastain, William; 4008 - Garcia, Guillermo; 4101 - LaVoie, Lara; 4400 - Robles, Dominick; 4414 - Francia, Jdyn; 5106 - Collazo, Alex; 5118 - Petit, Alberto; 5123 - HERNANDEZ, VICTOR HERNANDEZ; 5508 - Rutherford, Jason

**PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471**  
**Time: 12:30 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1007 - Rojas, Ezekiel; 1009 - Thomaspetit, Allanda; 1011 - WILLIS, JEFFREY; 1029 - Pearce, Jaclyn; 1035 - Wasserman, Payton; 1078 - Torrey, Melissa; 1083 - Barfield, Joseph; 2083 - zego, Aster; 2092 - walker, christopher; 2124 - Adams, Daryl; 2128 - Castillo, Alex; 3064 - Pickford, Drake; 3094 - Jaynes, Reed; 3114 - Barfield, Joseph; 3128 - DIFALCO, AVA; 4000 - Gardner, Taraneka; 4021 - Culbert, Ryan; 4035 - Tampa Ragdolls Conaway, Stacy; 4047 - Redwood, Hannah; 4096 - Gomez, Yvonne; 5025 - Asongna-Morfaw, Tanka; 5046 - Torres, Marilyn; 5113 - Lyle, Hannah; 5161 - Reid, Jamaal; 5214 - Fathi, Benaissa; 5228 - Simmons, Janessa

**PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098**  
**Time: 12:45 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1002 - Williams, Darnelle; 1006 - Williams, Darnelle; 1024 - PASCALL, JULIE; 1074 - Collins, Sherrie; 1110 - Murphy, Michele; 1114 - Figueroa, Diana; 1141 - VARGAS, MELANIA; 1154 - PASCALL, JULIE; 1165 - RILEY, JOHN; 1210 - PASCALL, JULIE; 1227 - Ortiz, Underline; 1235 - Grajales, Geraldo; 1238 - Aviles, Juan; 2012 - Henriquez-Maldonado, Briana-Marie; 2018 - Klapproth, Donald; 2076 - Acevedo, Ruben; 2159 - Weaver, Chris; 2198 - Reinbolt, Meghan; 2214 - Rosa, Yvette; 2241 - jackson, anthony; 2246 - Matos, Marlyn; B011 - Bloomer, Chanti; B013 - Matera, Carolyn

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
January 9, 16, 2026 26-00037H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-002416**  
IN RE: ESTATE OF  
BRUCE ALLEN THOMPKINS  
Deceased.

The administration of the estate of Bruce Allen Thompkins, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division. 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 un-

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

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 January 9th, 2026.

**Personal Representative:**  
***/s/* Jamila Ione Thompkins**  
34 Edison Dr.  
Groton, CT 06340  
Attorney for Personal Representative:  
*/s/* Tiffani K. Thornton  
Tiffani K. Thornton, Esq.  
FBN: 1007807  
THE LAW OFFICE OF  
TIFFANI K. THORNTON  
653 W. Lumsden Rd.  
Brandon, FL 33511  
Telephone: 813-337-7349  
Primary email: [tiffani@ktlaw.org](mailto:tiffani@ktlaw.org)  
Counsel for Personal Representative  
January 9, 16, 2026 26-00088H



--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
13TH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO. 25-CP-003971**  
Division PROBATE  
IN RE: ESTATE OF  
**JOHN MICHAEL EDGERTON**  
**Deceased.**

The summary administration of the estate of John Michael Edgerton, deceased, whose date of death was June 26, 2019, 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 petitioner 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 9, 2026

**Petitioner**  
**Keith B. Woomer**  
2211 Ashley Oaks Circle  
Wesley Chapel, Florida 33544  
Attorney for Petitioner:  
Stacey Maloney, Esq.  
Attorney for Petitioner  
Florida Bar Number: 1022354  
The Law Office of  
Stacey Maloney, PLLC  
1990 Main St., Ste. 750  
Sarasota, FL 34236  
Telephone: (941) 301-8877  
E-Mail: stacey@maloneylegalfi.com  
January 9, 16, 2026 26-00062H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-004326**  
IN RE: ESTATE OF  
**SHEILA MARGARET HALL,**  
**Deceased.**

The administration of the estate of SHEILA MARGARET HALL, deceased, whose date of death was November 14, 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 January 9, 2026

**MICHAEL VINCENT HALL**  
**Personal Representative**  
106 Stoney Bar Bluff Road  
Grasonville, Maryland 21638  
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  
January 9, 16, 2026 26-00063H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR THE THIRTEENTH JUDICIAL  
CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
**CASE NO.: 25-CP-003546**  
IN RE: ESTATE OF  
**WILLIAM KYLE MASSEY, JR.,**  
**Deceased.**

The administration of the estate of William Kyle Massey, Jr., deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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.

The date of first publication of this notice is January 9, 2026.

**Personal Representative:**  
**Terry Kesler Vickery**  
650 Melody Lane  
Hartwell, GA 30643  
Attorney for Personal Representative:  
/S/ Dawn Ellis, Esq.  
Attorney for Personal Representative  
E-mail Address:  
Dawn@MyFloridaProbate.com  
Florida Bar Number: 091979  
My Florida Probate, PA  
Dawn Ellis, Esq., for the firm  
PO Box 952  
Floral City, FL 34436-0952  
(352) 726-5444  
January 9, 16, 2026 26-00080H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-004307**  
IN RE: ESTATE OF  
CYNTHIA ANTON,  
**Deceased.**

The administration of the estate of CYNTHIA ANTON, deceased, whose date of death was October 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 9, 2026.

**CHRISTINA NORRIS**  
**Personal Representative**  
11535 Galway Road  
Seffner, FL 33584  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
January 9, 16, 2026 26-00081H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO: 25-CP-004025**  
IN RE: THE ESTATE OF  
**DAVID WILEY LEHMAN**

The administration of the estate of David Wiley Lehman, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough – Probate Division, the address of which is the George E. Edgecomb Courthouse at 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

The date of first publication of this notice is January 9, 2026.

**Personal Representative:**  
**Justin Lehman**  
6503 Shepherd Oaks Rd  
Lakeland, FL 33811  
Personal Representative's Attorney  
Shane K. Warner - Of the Firm  
Attorney for the Personal  
Representative  
FSB # 92131  
Warner Legal  
3401 W. Cypress St., Suite 204  
Tampa, FL 33607  
Ph: (813) 470-6341  
Fax: (888) 900-2630  
Notice of Jud. R. Ad. 2.516 designated  
emails  
Email: swarner@swarnerlaw.com  
January 9, 16, 2026 26-00082H

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-000261**  
**U.S. BANK NATIONAL**  
**ASSOCIATION, AS**  
**INDENTURE TRUSTEE, FOR**  
**LHOMME MORTGAGE TRUST**  
**2024-RTL3, MORTGAGE-BACKED**  
**NOTES, SERIES 2024-RTL3,**  
**Plaintiff, v.**  
**RAD DIVERSIFIED REIT, INC., a**  
**Maryland Corporation;**  
**UNKNOWN BENEFICIARIES**  
**OF RAD DIVERSIFIED REIT,**  
**INC.; UNKNOWN TRUSTEES OF**  
**RAD DIVERSIFIED REIT, INC.;**  
**RONALD A SMITH; SHARON R.**  
**SMITH; DONALD E.**  
**DICKENSON; ILLA JANE**  
**DICKENSON; BRANDON**  
**MENDENHALL, an Individual;**  
**RIVER RAPIDS HOME**  
**OWNERS ASSOCIATION, INC.;**  
**JACAR INVESTMENT LLC; STATE**  
**OF FLORIDA DEPARTMENT OF**  
**REVENUE; UNKNOWN TENANT**  
**#1; UNKNOWN TENANT #2,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment or Order dated October 27, 2025 entered in Civil Case No. 25-CA-000261 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOMME MORTGAGE TRUST 2024-RTL3, MORTGAGE-BACKED NOTES, SERIES 2024-RTL3 c/o KIA-VI FUNDING INC., Plaintiff and RAD DIVERSIFIED REIT, INC., a Maryland Corporation; UNKNOWN BENEFICIARIES OF RAD DIVERSIFIED REIT, INC.; UNKNOWN TRUSTEES OF RAD DIVERSIFIED REIT, INC.; RONALD A SMITH; SHARON R. SMITH; RIVER RAPIDS HOME OWNERS ASSOCIATION, INC.; JACAR INVESTMENT LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on January 28,

FIRST INSERTION

**BOARD OF SUPERVISORS**  
**MEETING DATES**  
**WYNNMERE WEST COMMUNITY**  
**DEVELOPMENT DISTRICT FOR**  
**THE FISCAL YEAR 2026**

The Board of Supervisors of the Wynnmere West Community Development District will hold their regular meetings for the **Fiscal Year 2025-2026 at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598 at 7:00 p.m.** on the 4th Wednesday of each month unless otherwise indicated as follows:

January 28, 2026  
February 25, 2026  
March 25, 2026  
April 22, 2026  
May 27, 2026  
June 24, 2026  
July 22, 2026  
August 26, 2026  
September 23, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Brian Young, District Manager  
January 9, 2026 26-00099H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
CIVIL DIVISION  
**Case No. 25-CA-011414**  
**FIFTH THIRD BANK, NATIONAL**  
**ASSOCIATION**  
**Plaintiff, vs.**  
**MARGARET M STEPHAN,**  
**TRUSTEE OF THE MARGARET M.**  
**STEPHAN LIVING TRUST,**  
**UNKNOWN BENEFICIARIES OF**  
**THE MARGARET M. STEPHAN**  
**LIVING TRUST, UNKNOWN**  
**SUCCESSOR TRUSTEE OF THE**  
**MARGARET M. STEPHAN LIVING**  
**TRUST, et al.**  
**Defendants.**  
TO:  
UNKNOWN BENEFICIARIES OF  
THE MARGARET M STEPHAN LIVING TRUST  
CURRENT RESIDENCE UNKNOWN  
UNKNOWN SUCCESSOR TRUSTEE  
OF THE MARGARET M STEPHAN LIVING TRUST  
You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:  
LOT 16, BLOCK 43, COVINGTON PARK PHASE 5A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 210-227, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
commonly known as 6815 SURREY OAK DR, APOLLO BEACH, FL 33572 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 2/3/2026, (or 30 days from

the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: December 29, 2025.  
CLERK OF THE COURT  
Honorable Victor D. Crist  
800 Twiggs Street, Room 530  
Tampa, Florida 33602  
(SEAL) By: Jennifer Taylor  
Deputy Clerk

Jennifer M. Scott  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
318000/2531965/MTS  
January 9, 16, 2026 26-00067H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
CIVIL DIVISION: J  
**CASE NO.: 16-CA-002809**  
**SECTION # RF**  
**U.S BANK NATIONAL**  
**ASSOCIATION AS TRUSTEE**  
**FOR RESIDENTIAL FUNDING**  
**MORTGAGE SECURITES I, INC.,**  
**MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES 2007-S2,**  
**Plaintiff, vs.**  
**UNKNOWN TENANT (S) 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 29 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 5, BLOCK 29, HERITAGE ISLES PHASE 2A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 107, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
PROPERTY ADDRESS: 18122 PALM BEACH DRIV, TAMPA, FL 33647  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 03 day of January 2026.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
17-01683  
January 9, 16, 2026 26-00075H



FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>Case No.: 25-CA-010016</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b> <b>Plaintiff, v.</b> <b>ALENCAR BRACHT; SYLVIA MURRAY; UNKNOWN SPOUSE OF ALENCAR BRACHT; UNKNOWN SPOUSE OF SYLVIA MURRAY; ANN WIGGS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; TRUE ROOFERS; 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,</b> <b>Defendant.</b> To the following Defendant(s): ANN WIGGS (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 21, BLOCK 3, BROADMOOR PARK REVISED PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 3917 W State St, Tampa, FL 33609</p>
<p>has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 1/27/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>In accordance with the Americans with Disabilities Act , If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at , , Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).</p> <p>WITNESS my hand and the seal of this Court this 22 day of December, 2025.</p> <p>VICTOR CRIST As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 January 9, 16, 2026 26-00047H</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION <b>CASE NO.: 25-CA-007963</b> <b>VILLAGE CAPITAL &amp; INVESTMENT LLC,</b> <b>Plaintiff, vs.</b> <b>AUBREY DEVON WILLIAMS, et al.,</b> <b>Defendants.</b> TO: AUBREY DEVON WILLIAMS 10392 BLUE PLUME CT, RIVERVIEW, FL 33578 UNKNOWN SPOUSE OF AUBREY DEVON WILLIAMS 10392 BLUE PLUME CT, RIVERVIEW, FL 33578</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 100, OF SOUTH CREEK PHASES 2A, 2B, AND 2C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 247, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas &amp; Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 2/9/2026, 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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>WITNESS my hand and the seal of this Court this 2 day of January, 2026.</p> <p>VICTOR CRIST As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>De Cubas &amp; Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-03075 January 9, 16, 2026 26-00046H</p>

FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION <b>CASE NO.: 25-CC-015466</b> <b>SPENCER CREEK COMMUNITY ASSOCIATION, INC.,</b> <b>Plaintiff, v.</b> <b>MYRICK JAMEL MCRAE, CARON LYNETTE MCRAE, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2</b> <b>Defendants.</b> 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 126, of SPENCER CREEK PHASE 2, according to the Plat thereof as recorded in Plat Book 139, Page 153, 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 23rd day of March, 2026.</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION <b>CASE NO.: 25-CA-011812</b> <b>LESLIE JONES, GEORGE ARTHUR WINE,</b> <b>Plaintiffs, vs.</b> <b>KIM JOHNSON, TINA FIGUEROA, PETER JAMES WINE, ALEXANDRIA LEE HASH, JOSEPH DONALD WINE, ALEXANDRIA LEE WINE</b> <b>Defendant(s),</b> NOTICE is hereby given that a civil action commenced on or about November 20, 2025, and is now pending as case number 2025-CA-011812 in the Circuit Court in the State of Florida, County of Hillsborough.</p> <p>The name of the unserved party to the action is: Alexandria Lee Hash 4006 Cortez Drive, Apt A. Tampa, FL 33614</p> <p>and the nature of the proceeding is an action for Partition for Real Property.</p> <p>This notice shall be published once each week for two consecutive weeks in the Business Observer.</p> <p>Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter.</p>
<p>If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.</p> <p>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.</p> <p>WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 30 day of December 2025.</p> <p>VICTOR D. CRIST AS CLERK OF THE COURT (SEAL) BY JENNIFER TAYLOR As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>/s/ Stephen K. Hachey Stephen K. Hachey, Esq. Florida Bar No.: 15322 Law Offices of Stephen K. Hachey, P.A. 10521 Bloomingdale Ridge Drive Riverview, FL 33578 Phone: 813-549-0096 E-service: eservice@hacheylawpa.com January 9, 16, 2026 26-00040H</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA</p> <p>CIRCUIT CIVIL DIVISION <b>CASE NO.: 25-CA-011571</b> <b>MCLP ASSET COMPANY, INC.,</b> <b>Plaintiff, v.</b> <b>JOFFRE ENDERICA, et al.,</b> <b>Defendants.</b> TO: JOFFRE ENDERICA Last Known Address: 7007 Halifax Court, Tampa, FL 33615</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Hillsborough County, Florida:</p> <p>LOT 20, BLOCK 72, TOWN N COUNTRY PARK UNIT NO. 30, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>including the buildings, appurtenances, and fixture located thereon.</p> <p>Property Address: 7007 Halifax Court, Tampa, FL 33615 (the "Property").</p> <p>filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before February 4, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the</p>
<p>thereof, as recorded in Plat Book 137, Page(s) 176, of the Public Records of Hillsborough County, Florida.</p> <p>Folio: 054191-2518 a/k/a 336 Blackrock Ln</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p> <p>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.</p> <p>/s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esq. Fla. Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, Florida 33711 Telephone- 727/440-4407 Primary E-mail: szetrouer@zp-legal.com Secondary: cos@zp-legal.com January 9, 16, 2026 26-00076H</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION</p> <p><b>Case No: 2024-CA-007452</b> <b>MIRABAY HOMEOWNERS ASSOCIATION, INC., a Florida not-forprofit corporation,</b> <b>Plaintiff, vs.</b> <b>SENDY LIZ; UNKNOWN SPOUSE OF SENDY LIZ; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; VELOCITY INVESTMENTS LLC,</b> <b>Defendants,</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 2, 2025, and Amended Final Judgment dated December 4, 2025, entered in Case No. 2024-CA-007452 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein MIRABAY HOMEOWNERS ASSOCIATION, INC. is the Plaintiff, and SENDY LIZ, et al., are the Defendants, Clerk of Court Victor D. Crist of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM, on FEBRUARY 5, 2026 the following described property as set forth in said Final Judgment: Lot 129, Mirabay Parcel 8, according to the map or plat</p>

FIRST INSERTION
<p><b>NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO: 25-CA-002352</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2022-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2022-2,</b> <b>Plaintiff v.</b> <b>MOHAMAD FAKIH; et al.,</b> <b>Defendants,</b> NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated October 21, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 9th day of February, 2026, at 10:00 A.M. to the highest and best bidder for cash, at https://www.hillsborough.realforeclose.com. on the following described property: LOT 26, BLOCK 4, WESTWOOD LAKES PHASE "IA", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH</p>
<p>COUNTY, FLORIDA.</p> <p>Property Address: 14526 Weeping Elm Drive, Tampa, FL 33626.</p> <p>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.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Hillsborough County ADA Officer at (813) 276-8401 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: December 30, 2025.</p> <p>BITMAN, O'BRIEN, PLLC /s/ Christopher O'Brien Christopher O'Brien, Esq. Florida Bar No.: 100334 cobrien@bitman-law.com ismith@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, FL 32746 Telephone: (407) 815-3110 Facsimile: 407-815-2633 Attorneys for Plaintiff January 9, 16, 2026 26-00061H</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION <b>CASE NO.: 25-CA--011053</b> <b>JULIANA STEWART</b> <b>Plaintiff, vs.</b> <b>ALLEN STEWART, JEFFREY STEWART, KATHLEEN LINTON, STEPHAN STEWART, HEIRS OR DEVISEES OF GARY STEWART SR.</b> <b>Defendant(s),</b> NOTICE is hereby given that a civil action commenced on or about November 03, 2025, and is now pending as case number 2025-CA-011053 in the Circuit Court in the State of Florida, County of Hillsborough.</p> <p>The name of the unserved party to the action is: Stephan Stewart 4431 W. Oklahoma Avenue, Tampa, FL 33616</p> <p>and the nature of the proceeding is an action for Partition for Real Property.</p> <p>This notice shall be published once each week for two consecutive weeks in the Business Observer.</p> <p>Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter.</p> <p>If a defendant fails to do so, a default</p>
<p>will be entered against that defendant for the relief demanded in the complaint or petition.</p> <p>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.</p> <p>WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 30 day of December 2025.</p> <p>VICTOR D. CRIST AS CLERK OF THE COURT (SEAL) BY JENNIFER TAYLOR As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>/s/ Stephen K. Hachey Stephen K. Hachey, Esq. Florida Bar No.: 15322 Law Offices of Stephen K. Hachey, P.A. 10521 Bloomingdale Ridge Drive Riverview, FL 33578 Phone: 813-549-0096 E-service: eservice@hacheylawpa.com January 9, 16, 2026 26-00042H</p>

FIRST INSERTION
<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 24-CA-009910</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3,</b> <b>Plaintiff, v.</b> <b>MIDTOWN VENTURE GROUP LLC, et al,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 6, 2025 and entered in Case No. 24-CA-009910 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein MIDTOWN VENTURE GROUP LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on March 11, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 9 OF FLOWERS &amp; STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>and commonly known as: 913 E 122ND AVE, TAMPA, FL 33612 (the "Property").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN</p>
<p>THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>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 Christophall Hellwell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 fcpleadings@ghidotiberger.com January 9, 16, 2026 26-00086H</p>



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ACTIONS / SALES

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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</p> <p><b>CASE No. 24-CA-006111</b> <b>PHH MORTGAGE CORPORATION, PLAINTIFF, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MAE FANNIE BROWN A/K/A MAE BROWN (DECEASED), ET AL. DEFENDANT(S).</b> To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MAE FANNIE BROWN A/K/A MAE BROWN (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 2602 N 19th Street , Tampa , FL 33605 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:</p> <p>THE SOUTH 30.0 FEET OF THE NORTH 96.5 FEET OF LOTS 10 AND 10 1/2, BLOCK 122, PLAN OF AN ADDITION TO YBOR CITY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 83, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris &amp; Partners,</p>	
PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 2/10/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 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.</p> <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>Date: 1/5/2026</p> <p>Victor Crist Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Tromberg, Miller, Morris &amp; Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441 Our Case #: 24-000664/24-CA-006111/PHH January 9, 16, 2026 26-00072H</p>	

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 25-CA-002593</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3 Plaintiff(s), vs. MIDTOWN VENTURE GROUP LLC; SKYLARK APARTMENTS; THE UNKNOWN SPOUSE OF GEBI D. GENEMO; GEBI D. GENEMO; JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; ANGELINE MUBANG; ERIC MUBANG; FRED MUBANG A/K/A FREDERICK NKOLO MUBANG; JJ MUBANGA/K/A JOHN BONGJOH MUBANG; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).</b> TO: JOHN MUBANG A/K/A JOHN N. MUBANG A/K/A JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWNN 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:</p>	
LOT 4, LESS THE WEST 126.88 FEET THEREOF, REVISED MAP OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 77, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 923 East 122nd Avenue, Tampa, FL 33612 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. <p>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.</p> <p>DATED this the 31 day of December, 2025.</p> <p>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</p> <p>Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-006868-2 January 9, 16, 2026 26-00065H</p>	

FIRST INSERTION	
<p><b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that 01/23/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 SKYL mobile home bearing the vehicle identification number 0161420P and all personal items located inside the mobile home. Last Tenant: Ann Marie Zamora and Wilma Carroll Darnell. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414. January 9, 16, 2026 26-00113H</p>	

FIRST INSERTION	
<p><b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION <b>CASE NO.: 25-CA-011810</b> <b>AMERIHOME MORTGAGE COMPANY LLC, Plaintiff, vs. VANESSA BEACH; et al., Defendants.</b> TO: VANESSA BEACH; 1706 E POWHATAN AVE TAMPA, FL 33610 UNKNOWN SPOUSE OF VANESSA BEACH; 1706 E POWHATAN AVE TAMPA, FL 33610 YOU ARE NOTIFIED that an action to foreclose to the following property in Hillsborough County, Florida:</p> <p>LOT 9 AND THE WEST 1/2 OF LOT 10, BLOCK 2, TRIPOLI PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Also known as 1706 E POWHATAN AVE, TAMPA, FL 33610.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or</p>	
before 02/05, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. <p>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.</p> <p>DATED on DEC 31 2025.</p> <p>VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Patricia Corbin DEPUTY CLERK SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd., Suite 302 Boca Raton FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff January 9, 16, 2026 26-00070H</p>	

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25-CA-011576</b> <b>JAMES VONRUDEN Plaintiff(s), vs. MIGUEL ANGEL NEVAREZ Defendant(s),</b> NOTICE is hereby given that a civil action commenced on or about November 14, 2025, and is now pending as case number 2025-CA-011576 in the Circuit Court in the State of Florida, County of Hillsborough.</p> <p>The name of the unserved party to the action is: Miguel Angel Nevarez 4102 Seminole Avenue, Tampa, FL 33603</p> <p>and the nature of the proceeding is an action for Partition for Real Property.</p> <p>This notice shall be published once each week for two consecutive weeks in the Business Observer.</p> <p>Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.</p> <p>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.</p> <p>WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 30 day of December 2025.</p> <p>VICTOR D. CRIST AS CLERK OF THE COURT (SEAL) BY JENNIFER TAYLOR As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>/s/ Stephen K. Hachey Stephen K. Hachey, Esq. Florida Bar No.: 15322 Law Offices of Stephen K. Hachey, P.A. 10521 Bloomingdale Ridge Drive Riverview, FL 33578 Phone: 813-549-0096 E-service: eservice@hacheylawpa.com January 9, 16, 2026 26-00041H</p>	
<p><b>NOTICE OF ACTION</b> I IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION <b>Case No: 25-CA-010949</b> <b>Division: C</b> <b>COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC., a Florida non-for-profit corporation, Plaintiff, vs. AMANDA ELIZABETH HILL; CHAD REX BLANKINSHIP; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA, Defendants,</b> TO: AMANDA ELIZABETH HILL and CHAD REX BLANKINSHIP; YOU ARE NOTIFIED that an action to enforce a lien on the following property in Hillsborough County, Florida: Lot(s) 85, COPPER CREEK PHASE 1, according to the plat as recorded in Plat Book 124, Pages 176 through 189, of the Public Records of Hillsborough County, Florida.</p> <p>Parcel I.D No.: U-07-31-20-A02-000000-00085.0 a/k/a 9906 Hound Chase Dr</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before 1/21/2026, (no later than 30 days from the date of first publication of this notice of action), and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required</p>	

FIRST INSERTION	
<p>may result in a judgment or order for the relief demanded, without further notice. Publishing is to take place for two (2) consecutive weeks.</p> <p>If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or e-mail it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.</p> <p>Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.</p> <p>Signed on this December 16, 2025.</p> <p>First Publication on January 9, 2026.</p> <p>VICTOR CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: JENNIFER TAYLOR Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Shannon L. Zetrouer, Esq. 4100 Central Avenue St. Petersburg, FL 33711 January 9, 16, 2026 26-00071H</p>	

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 25-CA-009984</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANDRES SOTO, et al, Defendant(s).</b> To: ANDRES SOTO Last Known Address: 9481 Highland Oak Drive, Unit 1807 Tampa, FL 33647 Current Address: 9481 Highland Oak Drive, Unit 1807 Tampa, FL 33647 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>UNIT NO. 1807, THE HIGHLANDS AT HUNTER'S GREEN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 12788, PAGE 117, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. A/K/A 9481 HIGHLAND OAK DR TAMPA FL 33647</p> <p>has been filed against you and you are required to file written defenses by 2/5/2026, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a</p>	
default will be entered against you for the relief demanded in the Complaint or petition. <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>**See the Americans with Disabilities Act</p> <p>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.</p> <p>WITNESS my hand and the seal of this court on this 31 day of December, 2025.</p> <p>VICTOR D. CRIST Clerk of Circuit Court and Comptroller Hillsborough County, FL (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-010099 January 9, 16, 2026 26-00069H</p>	

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 24-CA-007393</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZAKOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 18, 2025 and entered in Case No. 24-CA-007393, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZAKOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on January 26, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 30, BLOCK 19, TEMPLE PARK UNIT NO. 3, ACCORD-</p>	
ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the his pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>Dated this 2nd day of January, 2026.</p> <p>/s/ Kyle King, Esq. Bar. No.: 990248 Kahane &amp; Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01037 NML V6.20190626 January 9, 16, 2026 26-00077H</p>	

FIRST INSERTION	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-010900</b> <b>SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. ROBERT M. WALKER, et. al. Defendant(s),</b> TO: ROBERT M. WALKER. UNKNOWN SPOUSE OF ROBERT M. WALKER, 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.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 3, BLOCK 37, COVINGTON PARK, PHASE 5C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 299, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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 02/05/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before</p>	
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. <p>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.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of DEC 31 2025.</p> <p>VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-303803 January 9, 16, 2026 26-00066H</p>	



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ACTIONS / SALES

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FIRST INSERTION	FIRST INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 25-CA-010917</b> <b>SOUTHWIND RISK RETENTION GROUP,</b> <b>Plaintiff, v.</b> <b>JUDE TRANSPORTATION CO LLC, JUDE CORIELAN, KELLY NITZMAN and RENEE CALO, Defendants.</b> TO: JUDE CORIELAN (Address Unknown) YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the Clerk of the Court and to serve a copy on or before February 3, 2026, on Brady L. Taylor, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134. To be published for 4 consecutive weeks. DATED on 12/29/25 Victor Crist (Name of Clerk) As Clerk of the Court By Jennifer Taylor As Deputy Clerk Jennifer Taylor Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602  Brady L. Taylor, Esq., Plaintiff's attorney, Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134 January 9, 16, 23, 30, 2026  26-00045H	<b>PUBLIC NOTICE</b> Notice is hereby given that the South-west Florida Water Management District has received Environmental Resource Permit application number 931468 from School Development HC, LLC. Application received: December 9, 2025. Proposed activity: Commercial. Project name: SLAM Ruskin Charter School. Project size: 14.46 acres. Location: Section 7, Township 32, Range 19, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL . Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476, TDD only 1 (800) 231-6103. January 9, 2026 26-00055H
FIRST INSERTION	FIRST INSERTION
<b>INVITATION TO BID</b> The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids to purchase (1) each 2025 Work Van.  <b>BID #25-05</b> 2025 Work Van, Tampa Sports Authority  <b>BID DUE DATE</b> Tuesday, January 20, 2026 not later than 10am  Bid packages will be available for distribution on Friday, January 9, 2026. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.mycvondorlink.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 6th Day of January 2026. /ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY January 9, 2026 26-00089H	<b>FIRST INSERTION</b> <b>Notice Under Fictitious Name Law</b> <b>According to Florida Statute</b> <b>Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Vitta & Wellness located at 1139 Tracy Ann Loop in the City of Seffner, Hillsborough, FL 33584 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of January, 2026 Fenix Med LLC Luis A. Dominguez-Vallejos January 9, 2026 26-00104H

FIRST INSERTION
<b>NOTICE OF MEETING SCHEDULE CHANGE</b> <b>SHELL POINT COMMUNITY DEVELOPMENT DISTRICT</b>

**NOTICE IS HEREBY GIVEN** that, effective February 2026, the Board of Supervisors of the Shell Point Community Development District has updated its meeting schedule. The Regular Meeting of the Board of Supervisors of the Shell Point Community Development District will be held on the **second Tuesday of each month at 6:00 p.m.** and the Workshop will be held on the **fourth Tuesday of each month at 6:00 p.m.** at the **Shell Point Clubhouse located at 1155 7th Ave NW Ruskin, FL 33570.**

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Kristee Cole, District Manager  
January 9, 2026  
26-00053H

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

9202026

FIRST INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25-CA-008835</b> <b>BELL BANK,</b> <b>Plaintiff, vs.</b> <b>ERICA ANDERSON A/K/A ERICA KACHINANN ANDERSON, et al., Defendants.</b> TO: ERICA ANDERSON A/K/A ERICA KACHINANN ANDERSON CLAYTON LEE YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 99, OF CREEK PRESERVE PHASES 2, 3, AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, 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 2/10/2026, 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
FIRST INSERTION
<b>NOTICE OF ACTION AND NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION <b>CASE NO. 2025-DR-011227</b> <b>DIVISION: I</b> <b>IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT CHILD MCSWAIN</b> TO: STEVEN JOHN MCSWAIN UNKNOWN ADDRESS A Petition to Terminate Parental Rights Pending Adoption has been filed with the Clerk of Court and you have an interest in this matter as the possible birth father of the child which is the subject matter of this case, born on December 29, 2025, in Fort Smith, Arkansas. You are required to serve a copy of your written defenses, if any, to said action on Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, Florida 33775, and to file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, on or before 2/10/2026, otherwise a default will be entered against you for the relief demanded in the Petition. There will be a hearing on the petition to terminate parental rights pending adoption before Judge Jeffrey M. Rich on February 25, 2026, at 8:30 a.m., in Room 403, of the Hillsborough County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602. The court has reserved 15 minutes for this hearing. UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE AT (813) 276-8100 (V/TDD) 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. THIS NOTICE SHALL BE PUBLISHED IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS. JAN 05 2026 CLERK OF THE CIRCUIT COURT (SEAL) By: Jessica Saladin Deputy Clerk  Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, FL 33775 January 9, 16, 23, 30, 2026  26-00095H
FIRST INSERTION
served 10 minutes for this hearing, and this hearing will be held via Zoom, and the Zoom instructions are as follows: Zoom Link: https://zoom.us/j/3704372256 Meeting ID: 370-4372-2256 UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD. If you are a person with a disability who needs 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 IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS. JAN 05 2026 CLERK OF THE CIRCUIT COURT (SEAL) By: Jessica Saladin Deputy Clerk  Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, FL 33775 January 9, 16, 23, 30, 2026  26-00096H

FIRST INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-004043</b> <b>IN RE: ESTATE OF CARMEN L. MARTINEZ</b> <b>Deceased.</b> The administration of the estate of Carmen Martinez, deceased, whose date of death was October 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 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
FIRST INSERTION
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 2024-CA-006293</b> <b>WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL2</b> <b>Plaintiff vs.</b> <b>DORIS T. SHERMAN; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DORIS T. SHERMAN; JOHN S. SHERMAN; UNKNOWN SPOUSE OF JOHN S. SHERMAN; SERVICE FINANCE COMPANY, LLC; DIAMOND HILL MASTER ASSOCIATION., INC.; DIAMOND HILL SINGLE FAMILY HOMEOWNERS ASSOCIATION., INC; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants</b> Notice is hereby given pursuant to the final judgment/order entered on January 5, 2026, in the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as: Lot 71 of Diamond Hill Phase 1B Unit 2, according to the plat thereof as recorded in Plat Book 96, Page(s) 26, of the Public Records of Hillsborough County, Florida The Clerk of this Court shall sell

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-004128</b> <b>IN RE: ESTATE OF GEORGE TORRES, JR., Deceased.</b> The administration of the estate of GEORGE TORRES, JR., deceased, whose date of death was February 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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
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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: January 9, 2026.

**LYLA TORRES**  
**Personal Representative**  
9434 Channing Circle, Apt. 1607  
Tampa, FL 33617  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrivera@hnh-law.com  
January 9, 16, 2026  
26-00094H

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 9, 2026.

**Personal Representative:**  
**Madeline Torres**  
3309 LaHabra Court  
Tampa, Florida 33614  
Attorney for Personal Representative:  
/s/ William Rambaum  
William Rambaum, Attorney  
Florida Bar Number: 0297682  
PLG Law  
3684 Tampa Road, Suite 2  
Oldsmar, FL 34677  
Telephone: (727) 781-5357  
Fax: (704) 285-8136  
E-Mail: brambaum@plglawyer.com  
2nd E-Mail: jherny@plglawyer.com  
January 9, 16, 2026  
26-00098H

the property to the highest bidder for cash, on March 11, 2026, at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realeforeclose.com in accordance with Chapter 45, Florida Statutes. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

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.  
LAW OFFICE OF GARY GASSEL, P.A.  
2191 Ringling Boulevard  
Sarasota, Florida 34237  
(941) 952-9322  
Attorney for Plaintiff  
By WILLIAM NUSSBAUM III,  
ESQUIRE  
Florida Bar No. 066479  
January 9, 16, 2026  
26-00092H



FIRST INSERTION			
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-CA-003600</b> <b>FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2,</b> <b>Plaintiff, vs.</b> <b>UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL W. CORSIGLIA A/K/A MICHAEL WARD CORSIGLIA, DECEASED, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2025, and entered in 24-CA-003600 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2 is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL W. CORSIGLIA A/K/A MICHAEL WARD CORSIGLIA, DECEASED; TRISH CORSIGLIA A/K/A TRISH MOORE; AQUA FINANCE, INC.; MIDLAND FUNDING LLC; STATE OF FLORIDA, DEPARTMENT OF REVENUE; MICHELLE NICOLE RAMOS A/K/A MICHELLE N. RAMOS; MICHAEL ANTHONY CORSIGLIA; ROBIN LYNN CORSIGLIA 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 26, 2026, the following described property as set forth in said Final Judgment, to wit: THE EAST 126 FEET OF THE WEST 963 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17,</p>			
<p>TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF FOR ROAD PURPOSES TOGETHER WITH THAT CERTAIN 1977 DOUBLE WIDE MOBILE HOME WITH VIN# 2939A/TITLE # 14220046 AND VIN# 2939B / TITLE# 14220047 AND THAT CERTAIN 1967 MOBILE HOME WITH VIN# 6138/ TITLE # 2516962 Property Address: 9601 RIPLEY RD, THONOTOSASSA, FL 33592 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.</p> <p>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 7 day of January, 2026. By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; 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 24-230669 - ERs January 9, 16, 2026 26-00106H</p>			
FIRST INSERTION			
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 22-CA-007345</b> <b>AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE, Plaintiff, vs.</b> <b>SHERICA L. COMER, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2023, and entered in 22-CA-007345 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 SHERICA COMER; UNKNOWN TENANT #1 N/K/A CHRIS JOHNSON; STATE OF FLORIDA; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY CLERK OF COURT 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 26, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 12, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. The street address of which</p>			
<p>is 8406 CHERRY BRANCH DRIVE, RUSKIN, 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 in accordance with Florida Statutes, Section 45.031.</p> <p>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 7 day of January, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-211675 - EuE January 9, 16, 2026 26-00105H</p>			

<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>Case No.: 25-CA-009868</b> <b>MOSAIC FERTILIZER, LLC, a Delaware limited liability company, Plaintiff, v.</b> <b>COASTAL WASTE &amp; RECYCLING, INC., a Delaware corporation; PANCO REAL ESTATE, LLC, a Delaware limited liability company; SHELDON A. MICKELSON, Individually and as Co-Trustee of the SAM Trust Dated December 22, 1997 a/k/a SHELDON A. MICKELSON, Individually and as Co-Trustee of the Sheldon A. Mickelson &amp; Annette C. Mikelson, Co-Trustee or his Successor Trustee under the SAM Trust Dated December 22, 1997; ANNETTE C. MICKELSON, Individually and as Co-Trustee of the SAM Trust Dated December 22, 1997 a/k/a ANNETTE C. MICKELSON, Individually and as Co-Trustee of the Sheldon A. Mickelson &amp; Annette C. Mikelson, Co-Trustee or her Successor Trustee under the SAM Trust Dated December 22, 1997; unknown Successor Trustees of the SAM Trust Dated December 22, 1997; MARIELA SILVA JIMENEZ; the Unknown Spouse of MARIELA SILVA JIMENEZ; TAMPA RECYCLING &amp; AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING &amp; AUTO SALVAGE, an administratively dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against TAMPA RECYCLING &amp; AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING &amp; AUTO SALVAGE; FERNANDO VILLEGAS; MARIA FERNANDA ERAZO; ROBERT D. JONES; VICKI D. JONES; MANLEY R.</b></p>	
<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT</b> <b>IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</b> <b>CIVIL DIVISION</b> <b>CASE NO.</b> <b>292025CA002843A001HC</b> <b>DIVISION: H</b> <b>RF -Section II</b> <b>LAKEVIEW LOAN SERVICING, LLC,</b> <b>Plaintiff, vs.</b> <b>ARWILDA DENISE LOVE; SOUTHSORE BAY CLUB, LLC; SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</b> <b>NOTICE IS HEREBY GIVEN</b> pursuant to an Order or Summary Final Judgment of foreclosure dated December 12, 2025, and entered in Case No. 292025CA002843A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ARWILDA DENISE LOVE; SOUTHSORE BAY CLUB, LLC; SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on February 12, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 14, BLOCK 3, FOREST BROOKE PHASE 4B, AC-</p>	
<p>45.031.</p>	
<p>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 7 day of January, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-247404 - NaP January 9, 16, 2026 26-00107H</p>	

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

FLORIDA'S BUSINESS AND FINANCIAL NEWS

402026-01







SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

THIRD INSERTION  
NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: 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 re-deemed 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](http://www.hillsborough.realtaxdeed.com).

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

Dated 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 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

THIRD INSERTION  
NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: 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 re-deemed 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](http://www.hillsborough.realtaxdeed.com).

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

Dated 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

--- PUBLIC SALES /  
ESTATE ---

SECOND INSERTION  
NOTICE OF PUBLIC SALE OF  
PERSONAL PROPERTY

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

SECOND 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

OFFICIAL  
COURTHOUSE  
WEBSITES

MANATEE COUNTY  
[manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY  
[sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY  
[charlotteclerk.com](http://charlotteclerk.com)

LEE COUNTY  
[leeclerk.org](http://leeclerk.org)

COLLIER COUNTY  
[collierclerk.com](http://collierclerk.com)

HILLSBOROUGH  
COUNTY  
[hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY  
[pascoclerk.com](http://pascoclerk.com)

PINELLAS COUNTY  
[mypinellasclerk.gov](http://mypinellasclerk.gov)

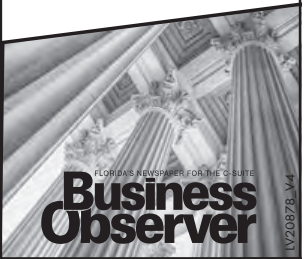
POLK COUNTY  
[polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY  
[myorangeclerk.com](http://myorangeclerk.com)

PUBLISH  
YOUR  
LEGAL NOTICE

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

or email  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



WEDNESDAY

DEADLINE

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

Deadline Wednesday at noon • Friday Publication

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

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



# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

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

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

**prevent government officials from hiding information**

they would prefer the public not to see

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

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

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

## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



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

FOURTH INSERTION

NOTICE OF PUBLIC HEARING

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

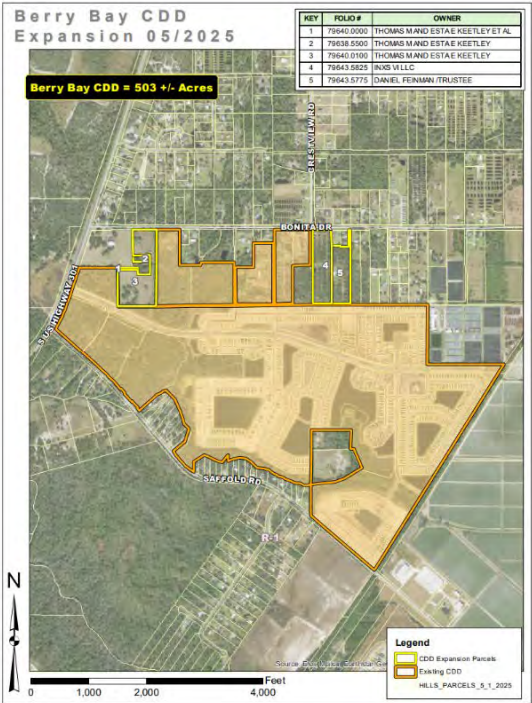
**DATE:** January 13, 2026  
**TIME:** 9:00 a.m.  
**LOCATION:** Boardroom – 2nd Floor of the  
Frederick B. Karl County Center  
601 E. Kennedy Blvd.  
Tampa, Florida 33602

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.



SECOND 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, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is 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

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 bocrec@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 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: efling@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

SECOND 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

SECOND INSERTION

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

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

THIRD INSERTION

**NOTICE OF APPLICATION  
FOR TAX DEED**

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

Folio No.: 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

THIRD INSERTION

**NOTICE OF APPLICATION  
FOR TAX DEED**

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

Folio No.: 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

**SAVE TIME**  
E-mail your Legal Notice

**legal@businessobserverfl.com**

**Business  
Observer**

LV4680



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PUBLIC SALES / ACTIONS

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SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-007384</b> <b>JPMORGAN CHASE BANK,</b> <b>NATIONAL ASSOCIATION,</b> <b>Plaintiff, v.</b> <b>ONE HOUR HOUSE SOLUTIONS</b> <b>LLC; et al,</b> <b>Defendant(s).</b> To the following Defendant(s): JESUS RIVERA (Last Known Address: 4921 EL- DORADO, TAMPA, FL 33615)</p> <p>YOU ARE NOTIFIED that an action to foreclose based on boundaries estab- lished by acquiescence, on the following described property:</p> <p>THE EAST 20 FEET OF LOT 3 AND THE WEST 15 FEET OF LOT 2, BLOCK 3, C. C. AMAN’S SUBDIVISION, ACCORD- ING 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</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti   Ber- ger 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 af-</p>	
ter the first publication of this Notice in the Business Observer and file the origi- nal with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a de- fault will be entered against you for the relief demanded in the complaint. <p>This notice is provided pursuant to Administrative Order No. 2010-08</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>WITNESS my hand and the seal of this Court this 22 day of Dec, 2025.</p> <p>VICTOR CRIST As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Ghidotti   Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 January 2, 9, 2026 26-00021H</p>	

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY <b>CASE NO. 25-CA-006768</b> <b>NATIONSTAR MORTGAGE LLC,</b> <b>Plaintiff, vs.</b> <b>TYRELL L CARTER, et al.,</b> <b>Defendant.</b> To the following Defendant(s): THE UNKNOWN TRUSTEES, SETTLORS, AND BENEFI- CIARIES OF ANY AND ALL UNKNOWN PARTIES CLAIM- ING BY, THROUGH, UNDER, AND AGAINST SHERANTA ANITA SUMMERSET TRUST A/K/A SHERANTA A SUM- MERSET TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS 4619 Limerick Dr. Tampa, FL 33610</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property:</p> <p>LOT 2, BLOCK 2, PALMETTO COVE TOWNHOMES, AC- CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 7-9, PUBLIC RECORDS OF HILL- SBOROUGH COUNTY FLOR- IDA.</p> <p>has been filed against you and you are required to serve a copy of you writen 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</p>	
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. <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>WITNESS my hand and seal of this Court this 13 day of November, 2025.</p> <p>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</p> <p>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</p>	

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-011238</b> <b>DEUTSCHE BANK NATIONAL</b> <b>TRUST COMPANY AS TRUSTEE</b> <b>FOR GSAMP TRUST 2004-AHL,</b> <b>Plaintiff, vs.</b> <b>ELCIDO A. SOSA A/K/A ELCIDO</b> <b>ANTONIO SOSA A/K/A ELCIDO</b> <b>ANT SOSA; MARGARITA</b> <b>CORDERO; UNKNOWN SPOUSE</b> <b>OF ELCIDO A. SOSA A/K/A</b> <b>ELCIDO ANTONIO SOSA A/K/A</b> <b>ELCIDO ANT SOSA; UNKNOWN</b> <b>SPOUSE OF MARGARITA</b> <b>CORDERO,</b> <b>Defendant(s).</b> 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</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow- ing described property in Hillsborough County, Florida:</p> <p>THE W 50’ OF LOT 12, BLOCK 50, JOHN H . DREW’S FIRST EXTENSION TO NORTH- WEST, TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED ALLEY LYING ADJACENT THERETO, ACCORDING TO THE PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 5 AT PAGE 42 OF THE PUBLIC RE-</p>	
CORDS OF HILLSBOROUGH COUNTY, PUBLIC RECORDS. Street Address: 3324 West Ivy Street, Tampa, Florida 33607 <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weis- berg &amp; Conway, LLC, Plaintiff’s attor- ney, 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hills- borough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711.</p> <p>Dated on DEC 18 2025.</p> <p>Victor D. Crist Clerk of said Court (SEAL) By: Patricia Corbin As Deputy Clerk McCabe, Weisberg &amp; 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</p>	

FOURTH INSERTION	
<p><b>NOTICE OF PUBLIC HEARING</b></p> <p>Hillsborough County Board of County Commissioners To Consider the Establishment of the <b>Berry Bay III Community Development District</b></p> <p><b>DATE:</b> January 13, 2026 <b>TIME:</b> 9:00 a.m. <b>LOCATION:</b> Boardroom – 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602</p> <p><b>NOTICE OF PUBLIC HEARING</b></p> 	

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 manage-

SECOND INSERTION	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-009961</b> <b>LAKEVIEW LOAN SERVICING,</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>SHARON D. REID AND GERALD</b> <b>M. McDONALD. et. al.</b> <b>Defendant(s).</b> 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 fore- closed herein.</p>	<p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 12, BLOCK 6 OF SOUTH BAY LAKES - UNIT 2, AC- CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE(S) 124- 131, INCLUSIVE, OF THE PUB- LIC RECORDS OF HILLSBOR- OUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your writen defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1/27/2026 (/30 days from Date of First Publica- tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff’s attorney or imme- diately thereafter; otherwise a default</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-008806</b> <b>PENNYMAC LOAN SERVICES,</b> <b>LLC;</b> <b>Plaintiff, vs.</b> <b>XXAVIER CHISOLM;</b> <b>Z’DANY CHISOLM; ARLENA</b> <b>CHISOLM; VERNON L.</b> <b>BENEDICT; UNKNOWN</b> <b>HEIRS, BENEFICIARIES,</b> <b>DEVISEES, SURVIVING</b> <b>SPOUSE, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES</b> <b>AND ALL OTHER PARTIES</b> <b>CLAIMING AN INTEREST IN</b> <b>THE ESTATE OF OZEL</b> <b>CHISHOLM A/K/A OZEL</b> <b>CHISOLM; UNKNOWN</b> <b>SUCCESSOR TRUSTEE</b> <b>OF THE OZEL CHISHOLM</b> <b>TRUST; UNKNOWN SPOUSE</b> <b>OF XXAVIER CHISOLM;</b> <b>UNKNOWN SPOUSE OF</b> <b>Z’DANY CHISOLM; UNKNOWN</b> <b>TENANT #1 IN POSSESSION OF</b> <b>THE PROPERTY; UNKNOWN</b></p>	<p><b>TENANT #2 IN POSSESSION OF</b> <b>THE PROPERTY;</b> <b>Defendant(s).</b> 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</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 1 IN BLOCK “C” OF GON- ZALES, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12 ON PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,</p>

ment, 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 Hillsbor-  
ough 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 Commission- ers Boardroom, 2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602.

You may also participate in this public hearing virtually, by means of communica-  
tions 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 virtu-  
ally 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 pro-  
cess. The Chair will call on speakers by name in the order in which they have com-  
pleted 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 bocrecce@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 participat-  
ing, 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 com-  
ments on the petition. Any person or affected unit of general-purpose local govern-  
ment, 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
SECOND INSERTION	
will be entered against you for the relief demanded in the complaint or petition filed herein. <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p>	
THIS NOTICE SHALL BE PUB- LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 22 day of December 2025.</p> <p>VICTOR CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Jennifer Taylor DEPUTY CLERK Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-338958 January 2, 9, 2026 26-00017H</p>	

SECOND INSERTION	
FLORIDA. ALSO A STRIP OF LAND 2.0 FEET WIDE IMME- DIATELY NORTH AND AD- JOINING LOT 1 IN BLOCK “C” OF GONZALES, AS PER MAP OR PLAT THEREOF RECORD- ED 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 <p>has been filed against you and you are required to serve a copy of you writen 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 pub- lication 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demand in the com- plaint.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs an accommodation in order</p>	
to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.. <p>WITNESS my hand and the seal of this Court this 29 day of December, 2025 .</p> <p>VICTOR CRIST As Clerk of the Court by: (SEAL) By: JENNIFER TAYLOR As Deputy Clerk</p> <p>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</p>	



--- ESTATE ---

SECOND 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

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-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.

**Sherree 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

SECOND INSERTION

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

**CASE NO.: 25-CA-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; SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC.; SOUTHSORE 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; SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC.; SOUTHSORE BAY SOUTH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A VERONICA GUZMAN; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at http://www.hillsborough.

realforeclose.com beginning at 10:00 AM on 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:  
flrealprop@kelleykronenberg.com  
File No: 4971.000076  
January 2, 9, 2026 26-00006H

--- ACTIONS / SALES ---

SECOND 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 fore-

SECOND INSERTION

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

**CASE NO.: 25-CA-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:  
flrealprop@kelleykronenberg.com  
File No: 2390.000677  
January 2, 9, 2026 26-00007H

SECOND INSERTION

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

**CASE NO.: 25-CA-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:  
flrealprop@kelleykronenberg.com  
File No: 3843.000137  
January 2, 9, 2026 26-00012H

SECOND INSERTION

close 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

SECOND INSERTION

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

**CASE NO. 25-CA-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

SECOND 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

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

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@fjud13.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