

Public Notices

**Business
Observer**

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Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

JANUARY 9 - JANUARY 15, 2026

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.storagetreasures.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.storagetreasures.com.

1052 - Ortiz, Yesenia; 1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1097 - Green, Erica; 1108 - Paulino, Rafael; 1131 - Raahem, Felix; 2007 - Atkinson, Diamond; 2012 - Dunlap, Roxanne; 2037 - Turpen, Cindy; 2061 - Smith, Toniesha; 2072 - Fecht, Daniel; 2091 - Roberts, Ashlyn; 2126 - Nicol, Jennifer; 2167 - Nonnenberg, Janae; 2190 - Chew, Shawntey D; 2220 - Elamin, Saeed; 3002 - Figueroa, Rosa; 3009 - Haynes, Tamberisha; 3028 - STEVENSON, Maya; 3062 - Brown, Scott; 3072 - Guiste, Nardine; 3080 - Nizolek, 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.storagetreasures.com.

1038 - saez, Mara; 1052 - Cooke, Delgado; 1068 - Picaroni, Amber; 1082 - toro, Kailani; 1132 - Lopez, Ashlie Marie; 1146 - delgado, Ana; 3022 - Mreisy, Sharlotte; 3044 - Civita, Joseph; 3061 - Inoa, Sonia; 3062 - Williams, Keesha; 3068 - Lopez, Davy; 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 - Ducas, Ruth Alvarez; E519 - Welsh, Eric C; E524 - Muldowney, Timothy; E527 - Payrow, Nooshin; E544 - GIROLI TIRADO, Francisco; E556 - Woods, Spencer David; E558 - Hart, Kenneth; E564 - Cooper, Jackie; F627 - O'Conner, Donald; F643 - Toranzo, Audrey; H802 - Edling, Jacob; H804 - sforsa, 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.storagetreasures.com.

1078 - Frances, 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 - PETRUCELLI, CHRIS; 931 - Harbar, Tamara; 944 - Moldthand, 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, 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://mangrovepointandmangrovemanordcd.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, 2026 26-00052H

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday January 21, 2026 @ 10:00 AM.

A-7 Shantel Woods

B-8 Valerie Mitchell

I-8 Antonio Williams

January 9, 2026 26-00073H

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: Darkmooth 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 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 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 Scisko's Snacks located at 111 w glady st in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of January, 2026

Mayra Stephanie

January 9, 2026 26-00044H

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 286.013(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 STONE LAKE 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.stonelakeranchdd.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; Peters, Jisya 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 Funko 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, 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

0002 - Davis, Simone Jhene; 0009 - Baker, Chenae; 0048 - Beasley, Tina; 0050 - Gulrajani, Camille; 0057 - torres, Yasiel; 0067 - Lemaine, 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 - Yuil, 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 - Etoe 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.storagetreasures.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, Tyriee; 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.storagetreasures.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, Zelda; 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, Isaia; 03147 - Warren, Donald; 03182 - Walcott, Shuquira; 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.storagetreasures.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, Idimaris Rivera; 2048 - Tampa Bay Physical Therapy Baez, Joel Kelly; 3059 - Cromartie, Ashlee; 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.storagetreasures.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 FIJI POOL SERVICES located at 3750 GUNN HWY, #308 in the City of TAMPA, Hillsborough, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 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 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, 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 Thonotosassa, 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

1013 - Offner, Sarah; 1047 - clemons, latanya; 1082 - Martin, Shandon; 1089 - Holmes, Keyron; 1119 - Fratello, Caeley; 1144 - Sexton, Lauren A; 1163 - Berrios, Hector; 1171 - Jonea, Lavasha; 1186 - matthews, Shauntae; 2013 - Kuchenny, Jason; 2038 - Davis, Terence; 2056 - Deal Rojas, Shimika; 2065 - Hoes, Angie; 2068 - Ravnell, Keshia; 2079 - West, Logan; 2117 - Deal Rojas, Shimika; 2144 - Heflin, Naquieriah; 2169 - Martinez, Adam; 2177 - Almaguer, Randy; 2181 - Spruill, Distinee; 2191 - Lewis, Octavia; 2191 - Lewis, Carter; 3018 - Wilcox, Sonia; 3029 - Reyes, Ada; 3052 - Yarde, Racquel; 3059 - III, Antonio Alvarez; 3060 - Mesidor, Markenson; 3070 - Deal Rojas, Shimika; 3078 - Nusratov, Vagif; 3093 - White, Dominique; 3111 - faison, shana; 3117 - Neal, Gaston; 3123 - Cross, Dave; 3126 - Kelly, Nyessa; 3130 - DUNSON, ANGELA; 3131 - Dawson, Erica; 3140 - Rivera, Nicky; 3141 - Simpson, Kaceilea; 3146 - brown, jayden; 3149 - Brooks, Eula; 3187 - Davenport, Ciara; 3204 - Godwin, Dewayne

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

A060 - Bonilla, Walenda; B028 - Sherman, Tamara; B032 - Larkin, Robert; B069 - Charles, Chimere; B076 - Paul, DAndra; C013 - rivers, Elva; C015 - Covington, Katrina; C018 - BARBER-BRAY, YOLANDA L; C029 - Clark, Karisma; C101 - riley, jill; C104 - Denmark, Sue; D044 - Samuel, Shivajio; D046 - Fredrick, Lorando; D057 - Acosta, Ashley; D068 - Lewis Jr, Charles; D072 - Dones, Wilfredo; D077 - Radu, Alina Petre; D089 - Rivera-Cabrera, Karina; D098 - Coyle, Samantha; D129 - Mendoza, Richard; E007 - Sharpe, Edward; E015 - Gibson, Angela; E017 - McIond, Sharon; E019 - CARLTON, DAVID; E027 - Martino, Sam; E035 - Thomas, Mark; E039 - Jennings Jr, Joel; E045 - Edwards, Chaz; I020 - Williams, Christina; I048 - Rhoden, Walter; I055 - Khaled, Maysa Khaled; I062 - Reyes, Cesar; I068 - Trotter, Jaleel; I082 - Oden, Keyanna; I090 - castillo, Tammy; J010 - Fahlsing, Tabitha; J034 - Tillman, Laketa; J038 - Ball, John; J048 - Oliver, Allen; J054 - Hudson, Brittany; J063 - Walker, Jaleesa; J064 - Bello, Stephanie; J077 - Taylor, Jamal; J099 - Clemente, Madeline; J149 - Fickes, Drew; J159 - Hohn, Derek; K009 - Ayesh, Ibtisam; K012 - McLaughlin, Jamie; K015 - Morel, Jeffrey; K016 - Howard, Patricia; K025 - Moreno, Naomi; K040 - Summers, Kylie; K083 - Taylor, Johara; K089 - Kilgannon, Sean; L010 - Bradley, Alicia; L017 - RODRIGUEZ, ALEX; L030 - Cotton, Sherrill; L032 - Cotton, Sherrill; L037 - Clemente, Madeline; L106 - Sharpe, Edward; L107 - Mulkey, Khalidah

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

Time: 11:10 AM

Sale to be held at www.storagetreasures.com.

0013 - Dantzler, Tonja; 0048 - Colon, Jessica; 0072 - Broadway, Brittany; 0092 - Galoway, Joanne; 0108 - Montanez, Mark; 0134 - Pequeno, Anthony; 0158 - MBM Global Media Network Bennett, Ralph; 0166 - Bregman, Brittany Katherine; 0178 - Lauper, Fred; 0191 - Gonzalez-Ramos, Jacqueline; 0201 - Carrington, Lisa; 0207 - Lajeune, Waldy; 0210 - Harris, Craig; 0214 - Grimes, India; 0231 - Garbarino, Emily; 0234 - Gray, Reginald; 0235 - The Creative Cohort Singleton, Jay; 0279 - Giuliani, Odette; 0280 - Dorce, Berenice; 0321 - Raines, Syriah; 0350 - Ohara, Tamesha; 0384 - Scofield, Michael; 0393 - Owens, Mignon; 0411 - Palmore, Melinda; 0420 - castee, Gwendolyn; 0445 - Murphy, Carous; 0453 - Atherton, Amanda; 0459 - Simon, Michelle; 0528 - perry, Michael; 0543 - McKinley, Tara; 0567 - Revere, Tasha; 0569 - Scott, Derrick; 0630 - Calderon, Ramon; 0641 - Carrington, Deshun; 0669 - Munson, Debra; 0716 - Braxton, Christian; 0731 - Venditti, elena; 0737 - Guillama, Christina; 0766 - Cruz, Omar Usanga; 0803 - Parker, Nijhiza; 0846 - blanco, Haydee; 0851 - mingo, Johnathan; 0855G - Williams, Alicia; 0858A - Warren, Mario; 0863M - Follin, Devon; 0869 - Garbarino, Emily; 0885 - Cargile, Jeffery; 0888 - young, keon; 0899 - Cividanes, Eduardo; 0902 - Gierbolini, Alex; 0911 - Garbarino, Emily; 1015 - Lindquist, Steven

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

Time: 11:20 AM

Sale to be held at www.storagetreasures.com.

1002 - coira, Ashton; 1105 - Ortiz, Tanya; 1107 - Dabbs, Bryce; 1109 - Scotto, John; 1116 - stallard, mark; 1121 - Pruitt, Kaitlyn; 1167 - Harvey, Johnasha; 1230 - Gamez, Cassandra; 1247 - Keener, Elizabeth; 1249 - Forgie, Charissa; 1251 - Reseter, Andrea; 1297 - Reimert, Audrianna; 132 - Pedroso, Stephanie; 1335 - Miller, Cheryl; 1344 -

Tulloch, Dynesta; 1415 - Cole, Carranda; 1423 - Johnson, Melissa; 1486 - Reseter, Andrea; 1489 - Taylor, Katie; 1501 - Crawley, Jayvyn; 1505 - Drawdy, John; 1512 - Oliver, Jennifer; 1514 - jones, Jerrod; 1516 - Kappes, Nikita; 1522 - Moton, Gabriel; 157 - Parrado, Michael; 219 - Diaab, Tracey; 220 - Garcia, John; 235 - Grady, Dannesha; 258 - fusko, Tori; 259 - McMillan, Justin; 309 - Galloway, Heath; 314 - Pedroso, Stephanie; 336 - Wesley, Angelica; 341 - Shine, Chelsei; 407 - Sin, Moses; 412 - Laboy, Jasmine; 423 - Knight, James; 430 - Williams, Alexandria; 439 - PSS LLC Yarlagadda, Ashok; 464 - Plato, Susan; 488 - Hibler, Clayton; 516 - Aguiar, Delila; 534 - Gamez, Cheryl; 560 - Purcell, Bryan; 565 - Check, Daniel; 569 - Forgie, Lawrence; 622 - Bernard, Amos; 623 - Castillo, Melanie; 648 - Fernandez, Omayra; 655 - Gonzalez, Mario Christopher; 663 - Johnson, Garrett; 668 - Currie, Melinda; 688 - Sherman, Kyle; 721 - Hatton, Amie H; 801 - Brooks, Kevin; 829 - Hardeman, Mathias; 841 - Moton, Gabriel; 907 - Brown, Tom; 911 - Sullivan, Monique; 951 - Forgie, Lawrence; 959 - Strong, Carrie; 975 - lynch, damontre; 976 - pena, Zeydy

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132

--- PUBLIC SALES ---

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, 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.

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, Latangalema; 6101 - Haynes, Donnell; 7013 - Soluri, Paul J; 7061 - Hall, Shaker; 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.

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 - Apolinarino, Deiv; 1438 - Gordon-Lynch, Carla Lesley-Anne; 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.

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 - Bowens, Isaiah; F097 - Gonzalez, Rosalee; F118 - Candelaria, Ezequiel; G043 - cruz, Osvaldo; G084 - Tirado, Richard; G095 - Jimenez, Angel; G099 - Colon, Selena; G102 - Ayesh, Ibtisam; H029 - Guerra, Yesenia; H075 - Jimenez, Abraham; J009 - Rodriguez, Diamed; J019 - gandy, Thomas; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA; J049 - Talbot, 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.

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 - Valentini, 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, Rojshawin; 2428 - Masudi, Naji; 3001 - Perez, William; 3027 - Suarez, Cardiad; 3052 - AMAZing Youth LLC Polite, Barry; 3058 - Guerra, Jeremy; 3059 - Gordon, Tammy; 3064 - sconiers, Johniela; 3070 - lawrence, jaynn; 3089 - Simmons, Myrtis; 3092 - Johnson, Sayonni; 3093 - zuniga, yadixa; 3226 - aristizabal, Zury; 3282 - Carrington, Lisa; 3333 - Hood, Brittan; 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 - McGinnis, 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, Daryl; F154 - Hernandez, Raymon Suarez; F165 - LOGIURATO, ROCCO; F176 - R 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.

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

FIRST INSERTION

Tamika; C048 - Canfall, Nicole; C055 - PETROSIINO, LINDA; C061 - Buckley, Christopher; C071 - Ameele, Philip; C073 - Mavinga, Remy; C089 - White, Justin; C090 - Freeman, Lauren; C093 - Phillips, Tylisa; C100 - Brooks, Amanda; C112 - Puntiel, Johnny; C126 - Figueroa, Nelly; D046 - hassveoot, 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 - Cummings, Dominique; D132 - humphrey, Martin; E017 - lee, dandre; E024 - Engleberg, Sandra; E046 - williams, darryl; E054 - Marin, Daniel; P005 - Hassveoot, 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.

1021 - Weaver, Elise; 1034 - Vieira, David; 1038 - Murphy, Diamond; 1045 - Boyt, Kevin; 1064 - Taylor, Naya; 1072 - Lee, LaBithia; 1076 - House, Jammeece; 1085 - Wheeler, Jason; 1088 - Marquez, Jorge; 1106 - Gardner, Victoria; 1138 - Chapman, Drosany; A012 - Lott, Miesha; A014 - Boyle, Shery A; B028 - Malave, Crystal; C006 - MARTINEZ, BRIANA; C026 - Colon, Elizabeth; C056 - Douglas, Laron; C062 - Black, Crystal; D004 - Rivera, Michelle; 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.

A119 - Joyal, James; A026 - Qarles, John; A041 - Jackson, Breshawn; B005 - Martinez, Juan; B013 - Obringer, Anya; B041 - ball, chauncey; B060 - Leuck, Matthew; C018 - negron, Aileen; C033 - Mackabee, Sebrina; 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.

A011 - Grates, Charles; A024 - Goodson, Kentyua; A057 - Nadeem, Sayyed; A070 - Eliga, Joslyn; A077 - Rivera, Barbara; B005 - Robinson, Felton; B006 - Thompson, Devonn; B008 - Vickers, Tiffani; 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, Nericia; G034 - wright, lajoi; G044 - Long, Shenita; G064 - Park, Tiffney; G076 - osoro, Joel; H003 - Richardson, Edwina; H020 - McFadden, Ronnie; H024 - Myers-Dudoit, Tiana; H036 - Lormea, 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, Francisc; 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.

0114 - Tucker, Natasha; 0205 - Archie, Katrice; 0234 - Broner, Kristin; 0249 - Wheeler, Latisha; 0265 - Bailey, Moneca D; 0267 - Menovshchikov, Maksim; 0305 - Rojas, Fabian; 0307 - stewart, Kenneal; 0326 - Acklin, Ashley; 0328 - petifrenee-henry, Mirta; 0337 - Bailey, Edward; 0352 - Mcneil, Lashon R; 0362 - RATON, ANNICK; 0370 - Francoise, Ezzairea; 0378 - mr. neil, kevin; 0401 - stephens, Tiffany; 0416 - Thames, Clayton; 0430 - BRISTER, Edward; 0434 - Robinson, Michael; 0444 - Woods, SHEILA; 0512 - Jacobs, Marlene; 0538 - washington, tracy; 0548 - James, Trekel; 1008 - Pappas, Alexandria; 1034 - Bishop, Rynise; 1042 - hampton, lionel; 1057 - Jenkins, Charlette; 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, Dwyane; 1263 - Prevot, Evens; 1274 - Matos, Melanie; 1282 - Bryant Jr, Dwayne; 1288 - Tolu, Lindi; 1299 - Wooding, Quiney; 1296 - Knighton, Taliyah; 1311 - Jackson, Dakita; 1323 - Mckay, Jade; 1348 - guccio, christopher; 1351 - Pratts, Marlyn; 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, Yonia; 1454 - gaffney, Keshia; 1461 - Gonzalez, Tinnia; 1464 - thomas, Sheronda; 1471 - Allen, Tomarcus; 1502 - Pressley, Ebony; 1526 - Padilla, Yefri; 1538 - Foster, Eltynesha; RV004 - Edwards, Jenneh; RV007 - Desir, Luxxon; RV018 - MITCHELLANDERSON, SHERISSEE

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

Time: 12:45 PM

Sale to be held at 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 Conway, Stacy; 4047 - Redwood, Hannah; 4096 - Gomez, Yvonne; 5025 - Asongna-Moraw, Tanka; 5046 - Torres, Marilyn; 5113 - Lyle, Hannah; 5161 - Reid, Jamaal; 5214 - Fathi, Benaisa; 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.

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, Auderline; 1235 - Grajales, Gerald; 1238 - Aviles, Juan; 2012 - Henriquez-Maldonado, Briana-Marie; 2018 - Klapproth, Donald; 2076 - Acevedo, Ruben; 2159 - Weaver, Chris; 2198 - Reinbold, Meghan; 2214 - Rosa, Ynette; 2241 - jackson, anthony; 2246 - Matos, Marilyn; 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. (813) 244-8080.

January 9, 16, 2026

26-000037H

26-000037H

26-000037H

26-000037H

--- 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.

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

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 OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
Case No. 25-CA-01144

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
CURRENT RESIDENCE UNKNOWN

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

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 33601-3360, Tampa, FL 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.

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

ALL 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:
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
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 26-00080H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-004307
IN RE: ESTATE OF
CYNTHIA ANTON,
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 PO Box 33601, Tampa, FL 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.

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

ALL 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:
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
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 26-00081H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File 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 Hillsborough County, Florida, Probate Division, the address of which is 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 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.

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

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 Hillsborough County, Florida, Probate Division, the address of which is 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 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 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 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.

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 Shephard 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 LHOME 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 LHOME MORTGAGE TRUST 2024-RTL3, MORTGAGE-BACKED NOTES, SERIES 2024-RTL3 c/o KIAVI 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, 2026

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 33595 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 FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

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.

CIVIL DIVISION: J
CASE NO.: 16-CA-002809
SECTION # RF

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 25-CA-010016NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,

Plaintiff, v.

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 UNKNOWNPARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.To the following Defendant(s):
ANN WIGGS
(RESIDENCE UNKNOWN)YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the
following described property:LOT 21, BLOCK 3, BROAD-
MOOR 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

FIRST INSERTION

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

CASE NO.: 25-CA-007963

VILLAGE CAPITAL &

INVESTMENT LLC,

Plaintiff, vs.

AUBREY DEVON WILLIAMS,
et al.,

Defendants.

TO: AUBREY DEVON WILLIAMS
10392 BLUE PLUME CT,
RIVERVIEW, FL 33578
UNKNOWN SPOUSE OF AUBREY
DEVON WILLIAMS
10392 BLUE PLUME CT,
RIVERVIEW, FL 33578YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the
following described property:LOT 100, OF SOUTH CREEK
PHASES 2A, 2B, AND 2C, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 141, PAGE 247, 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
2/9/2026, 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 de-

FIRST INSERTION

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

CASE NO.: 25-CC-015466

SPENCER CREEK COMMUNITY

ASSOCIATION, INC.,

Plaintiff, v.

MYRICK JAMEL MCRAE, CARON
LYNETTE MCRAE, UNKNOWN
TENANT #1 AND UNKNOWN
TENANT #2
Defendants.Notice is hereby given that pursuant
to the Final Judgment of Foreclosure
in the above-captioned action, Hills-
borough County Clerk of Court, Victor
Crist, will sell the property situated
in Hillsborough County, Florida, de-
scribed as:Lot 126, of SPENCER CREEK
PHASE 2, according to the Plat
thereof as recorded in Plat Book
139, Page 153, of the Public Re-
cords 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.

January 9, 2026 26-00060H

FIRST INSERTION

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

CASE NO.: 25-CA-011812

LESLIE JONES, GEORGE
ARTHUR WINE.

Plaintiffs, vs.

KIM JOHNSON, TINA FIGUEROA,
PETER JAMES WINE,
ALEXANDRIA LEE HASH,
JOSEPH DONALD WINE,
ALEXANDRIA LEE WINE
Defendant(s),NOTICE is hereby given that a civil ac-
tion 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.In accordance with the Americans
with Disabilities Act, if you are a per-
son 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 Ad-
ministrator at , , , Phone No. within 2
working days of your receipt of this no-
tice or pleading; if you are hearing im-
paired, call 1-800-955-8771 (TDD); if
you are voice impaired, call 1-800-995-
8770 (V) (Via Florida Relay Services).WITNESS my hand and the seal of
this Court this 22 day of December,
2025.

VICTOR CRIST

As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy ClerkHillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
January 9, 16, 2026 26-00047H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-011571

MCLP ASSET COMPANY, INC.,

Plaintiff, v.

JOFFRE ENDERICA, et al.,

Defendants.

TO: JOFFRE ENDERICA
Last Known Address: 7007 Halifax
Court, Tampa, FL 33615YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on
the following property located in Hills-
borough County, Florida:LOT 20, BLOCK 72, TOWN N
COUNTRY PARK UNIT NO.
30, ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 42,
PAGE 35 OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.including the buildings, appur-
tenances, and fixture located
thereon.Property Address: 7007 Halifax
Court, Tampa, FL 33615 (the
"Property").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, FL33487 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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
Case No: 2024-CA-007452MIRABAY HOMEOWNERS
ASSOCIATION, INC., a Florida not-
for-profit corporation,

Plaintiff, vs.

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,
Defendants,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 ASSOCIA-
TION, INC. is the Plaintiff, and
SENDY LIZ, et al., are the Defendants,
Clerk of Court Victor D. Crist of Hills-
borough 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 de-
scribed property as set forth in said Final
Judgment:FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
January 9, 16, 2026 26-00060HLot 129, Mirabay Parcel 8, ac-
cording to the map or platIf a defendant fails to do so, a default
will be entered against that defendant
for the relief demanded in the com-
plaint or petition.If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of 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.The name of the unserved party
to the action is:
Alexandria Lee Hash
4006 Cortez Drive, Apt A.
Tampa, FL 33614

and the nature of the proceeding is an

action for Partition for Real Property.

This notice shall be published once

each week for two consecutive weeks in

the Business Observer.

Each defendant is required to serve

written defenses to the Complaint on

plaintiff's attorney, Stephen K. Hachey,

Esq., whose address is 10521 Blooming-
dale 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 plain-
tiff'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 com-
plaint or petition.

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

at no cost to you, to the provision of 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.

The name of the unserved party

to the action is:
JULIANA STEWART

Plaintiff, vs.

ALLEN STEWART, JEFFREY
STEWART, KATHLEEN LINTON,
STEPHAN STEWART, HEIRS OR
DEVISEES OF GARY STEWART
SR.

Defendant(s),

NOTICE is hereby given that a civil ac-
tion 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.

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.

The name of the unserved party

to the action is:
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

/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

FIRST INSERTION

thereof, as recorded in Plat Book
137, Page(s) 176, of the Public
Records of Hillsborough County,
Florida.

Folio: 054191-2518 a/k/a 336

Blackrock Ln

Any person claiming

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 24-CA-006111

PHH MORTGAGE
CORPORATION,
PLAINTIFF, VS.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNS,
CREDITORS AND TRUSTEES OF
THE ESTATE OF MAE FANNIE
BROWN A/K/A MAE BROWN
(DECEASED), ET AL.
DEFENDANT(S).

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNS, 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:

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.

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 & Partners,

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.

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.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

Date: 1/5/2026

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

Tromberg, Miller, Morris & 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

FIRST INSERTION

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

CASE NO. 24-CA-002593

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
GEBID. GENEMO; GEBID.
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,
GRANTEEES, ASSIGNS,
CREDITORS, LIENORS, AND
TRUSTEES OF JOHN MUBANG
A/K/A JOHN N. MUBANG A/K/A
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
MUBANG/K/A JOHN BONGJOH
MUBANG; THE UNKNOWN
TENANT IN POSSESSION,
Defendant(s).

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, GRANTEEES,
ASSIGNS, CREDITORS, LIENORS, AND
TRUSTEES OF JOHN MUBANG
A/K/A JOHN N. MUBANG A/K/A
JOHN NKOLO MUBANG A/K/A
JOHN M. MUBANG, DECEASED
UNKNOWN
CURRENT ADDRESS: UNKNOWNNN

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

LOT 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.

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

DATED this the 31 day of December, 2025.

Victor Crist
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: JENNIFER TAYLOR
Deputy Clerk

Hillsborough County Courthouse
800 E. Twiggs St.

Tampa, FL 33602

Plaintiff Atty:

Padgett Law Group

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

attorney@padgettlawgroup.com

TDP File No. 24-006868-2

January 9, 16, 2026 26-00065H

FIRST INSERTION
NOTICE UNDER FICTITIOUS
NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DCE Studios, Inc, located at 5415 West Sligh Ave, in the City of Tampa, County of Hillsborough, State of FL, 33634, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 7 of January, 2026.

DCELIVE INCORPORATED

5415 West Sligh Ave

Tampa, FL 33634

January 9, 2026 26-00114H

FIRST INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY**

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA,
IN AND FOR HILLSBOROUGH
COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-011810

AMERIHOME MORTGAGE
COMPANY LLC,

Plaintiff, vs.

VALENTINA BEACH; et al.,
Defendants.

TO: VALENTINA BEACH; 1706 E
POWTHATAN AVE TAMPA, FL 33610
UNKNOWN SPOUSE OF VALENTINA
BEACH; 1706 E POWTHATAN AVE
TAMPA, FL 33610

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

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.

Also known as 1706 E POWTHATAN
AVE, TAMPA, FL 33610.

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

Telephone: 561-507-5252

Faximile: 561-342-4842

E-mail: pleadings@sokrem.com

Counsel for Plaintiff

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.

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

DATED on DEC 31 2025.

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

Faximile: 561-342-4842

E-mail: pleadings@sokrem.com

Counsel for Plaintiff

January 9, 16, 2026 26-00070H

FIRST INSERTION

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

CASE NO.: 25-CA-011576

JAMES VONRUDEN
Plaintiffs, vs.

MIGUEL ANGEL NEVAREZ
Defendant(s),

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.

The name of the unserved party to the action is:
Miguel Angel Nevarez
4102 Seminole Avenue, Tampa,
FL 33603

and the nature of the proceeding is an action for Partition for Real Property.

This notice shall be published once each week for two consecutive weeks in the Business Observer.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hatchey, 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.

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

DATED this the 31 day of December, 2025.

Victor Crist
CLERK OF THE CIRCUIT COURT
(SEAL) BY: JENNIFER TAYLOR
As Deputy Clerk

Hillsborough County Courthouse
800 E. Twiggs St.

Tampa, FL 33602

/s/ Stephen K. Hatchey

Stephen K. Hatchey, Esq.

Florida Bar No. 15322

Law Offices of Stephen K. Hatchey, P.A.

10521 Bloomingdale Ridge Drive

Riverview, FL 33578

Phone: 813-549-0096

E-service: eservice@hacheylawpa.com

January 9, 16, 2026 26-00041H

FIRST INSERTION

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

Case No: 25-CA-010949

Division: C

COPPER CREEK OF RIVERVIEW
HOMEOWNERS' ASSOCIATION,
INC., a Florida non-for-profit
corporation,

Plaintiff, vs.

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 25-CA-010917
SOUTHWIND RISK RETENTION
GROUP,
Plaintiff, v.
JUDE TRANSPORTATION CO
LLC, JUDE CORIELAN, KELLY
NITZMAN and RENEE CALO,
Defendants.
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 Hinsaw & 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,
Hinsaw & Culbertson LLP,
2811 Ponce de Leon Blvd., Suite 1000,
10th Floor, Coral Gables, Florida 33134

January 9, 16, 23, 30, 2026

26-00045H

FIRST INSERTION

NOTICE OF MEETING SCHEDULE
CHANGE
SHELL POINT COMMUNITY
DEVELOPMENT DISTRICT

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

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest 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.watertakers.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

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids to purchase (1) each 2025 Work Van.

BID #25-05
2025 Work Van,
Tampa Sports Authority

BID DUE DATE
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.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 6th Day of January 2026.

/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
January 9, 2026 26-00089H

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 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

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO.: 25-CA-008835

BELL BANK,

Plaintiff, vs.

ERICA ANDERSON A/K/A ERICA
KACHINANN ANDERSON, et al.,
Defendants.

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 PUBLI
C RECORDS OF HILLSBOR
OUGH 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 (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

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO.: 25-CA-008835

BELL BANK,

Plaintiff, vs.

ERICA ANDERSON A/K/A ERICA
KACHINANN ANDERSON, et al.,
Defendants.

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 PUBLI
C RECORDS OF HILLSBOR
OUGH 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 (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability

who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. 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: ADA@fjuid13.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. Twiggs St.

Tampa, FL 33602

De Cubas & Lewis, P.A.,

Attorney for Plaintiff,

PO BOX 5026,

FORT LAUDERDALE, FL 33310

25-02984

January 9, 16, 2026 26-00090H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004128
IN RE: ESTATE OF
GEORGE TORRES, JR.,
Deceased.

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

The personal representative has no

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEASED'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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004043
IN RE: ESTATE OF
CARMEN L. MARTINEZ
Deceased.

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

The personal representative has no

duty to discover whether any property

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

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

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

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

Personal Representative:

--- ACTIONS / SALES ---

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on January 27, 2026, at 6:00 p.m. at the Hammock Club, 13013 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745,

Riverview, Florida 33578 (813) 533-2950, during normal business hours.

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
January 9, 2026 26-00111H

FIRST INSERTION

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

CASE NO. 25-CA-000489

THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 01, 2025, and entered in 25-CA-000489 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED; ELIA GONCE AKA ELIA ANTONIA HENRIQUEZ AKA ELIA A. HENRIQUEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC; DENNY GONCE; YUNIOR GONCE; WILMER PADILLA; ELIA DRUYARD 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 29, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 1, PANAMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 89 OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF THE ALLEY (NOW CLOSED) ABUTTING SAID LOT ON THE NORTH.

Property Address: 1410 E 25TH AVE, TAMPA, FL 33605

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

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.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 & 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
24-263749 - NaC
January 9, 16, 2026 26-00108H

FIRST INSERTION

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

CASE NO. 25-CA-004235

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,

Plaintiff, vs.

MANUEL REYNOSO AND GRACIELA REYNOSO, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2025, and entered in 25-CA-004235 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 MANUEL REYNOSO; GRACIELA REYNOSO A/K/A GRASIELA REYNOSO 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 2, BLOCK 4, SUNNY HILL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 14623 FRANKLIN AVE, DOVER, FL 33527

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

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

IMPORTANT

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

Dated this 7 day of January, 2026.

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: /S/Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

25-291173 - ErS

January 9, 16, 2026 26-00109H

FIRST INSERTION

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

Case #: 20-CA-000947

DIVISION: B

Wells Fargo Bank, N.A.

Plaintiff, vs.-

Donald Costa, Jr. a/k/a Don Costa, Jr.; Tricia A. Costa a/k/a Tricia A. Ellis; Unknown Spouse of Donald Costa, Jr. a/k/a Don Costa, Jr.; Unknown Spouse of Tricia A. Costa a/k/a Tricia A. Ellis; Florida

Housing Finance Corporation; Clerk of Circuit Court for Hillsborough County, Florida; The Solomon Law Group, P.A.; Unknown Parties in Possession #1, if living, and all

Unknown Parties claiming by, through, and under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all

Unknown Parties claiming by, through, and under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure sale or

Final Judgment, entered in Civil Case No. 20-CA-000947 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and

Donald Costa, Jr. a/k/a Don Costa, Jr. are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at

http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on January 26, 2026, the following described

property as set forth in said Final Judgment, to wit:

LOT(S) 4, BLOCK 13 OF WESTCHASE, SECTION 307 AS RECORDED IN PLAT BOOK 85, PAGE 37, ET SEQ., 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP

Attorneys for Plaintiff

750 Park of Commerce Blvd., Suite 130

Boca Raton, Florida 33487

Telephone: (561) 998-6700 Ext. 55139

Fax: (561) 998-6707

For Email Service Only:

FLeService@logs.com

For all other inquiries:

mtebbi@logs.com

By: /S/ Amanda Friedlander, Esq.

Amanda Friedlander, Esq.

FL Bar # 72876

19-322567 FC01 WEQ

January 9, 16, 2026 26-00110H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 25-CA-008035

Freedom Mortgage Corporation

Plaintiff, vs.

Nathaly Del Valle Merino; Unknown

Spouse of Nathaly Del Valle Merino

Defendants.

TO: Nathaly Del Valle Merino and Unknown Spouse of Nathaly Del Valle Merino Last Known Address: 4109 E. Hanna Ave., Tampa, FL 33610

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

THE WEST 50 FEET OF LOTS 1 AND 2, SHADY REST, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 20, 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 Amanda Drisole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 1/16/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immedi-

ately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or 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. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770; Voice Impaired Line 1-800-955-8770.

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

DATED on 12/12/2025.

Victor D. Crist
As Clerk of the Court
(SEAL)

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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/5/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 12/11/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Dec. 26, 2025; Jan. 2, 9, 16, 2026
25-03911H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mynellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

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 VEEU 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 NOTIFIED 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

--- 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. 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 - Kendry Gilmore
C0024 - Ezekiel Israel Griffin
W0035 - Vanessa 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

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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/5/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 12/11/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian J Salas, Deputy Clerk
Dec. 26, 2025; Jan. 2, 9, 16, 2026
25-03910H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA NEWSPAPER FOR THE C-SUITE

Business Observer

LV20890_V5

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 DECEASED'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



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

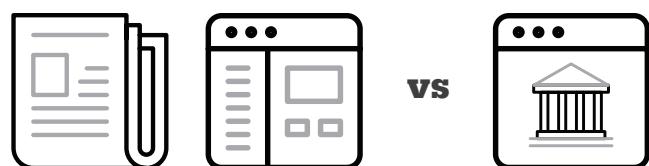
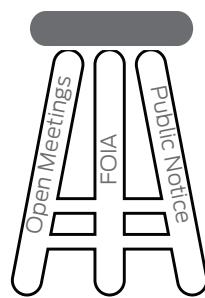
SARASOTA • MANATEE
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V2

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

To publish your legal notice call: 941-906-9386 or 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

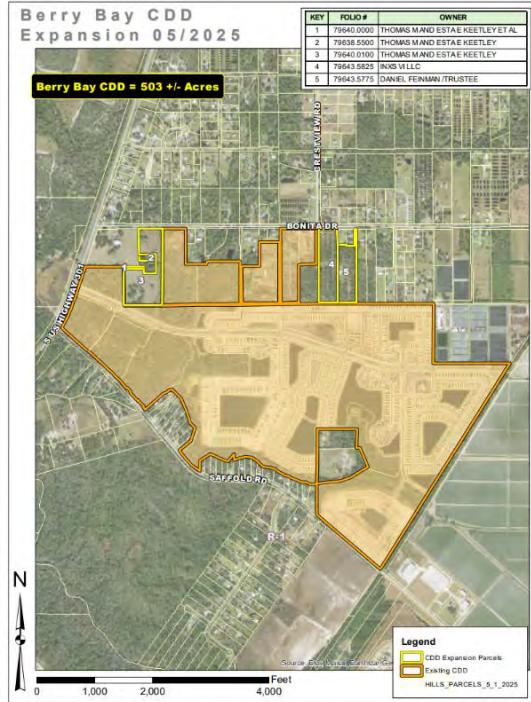
DATE: January 13, 2026
TIME: 9:00 a.m.
LOCATION: Boardroom - 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602

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, 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 boccrc@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 Hillsbor-

ough 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 RECORD-

ED IN PLAT BOOK 39, PAGE

9, OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUN-

TY, FLORIDA.

at public sale, to the highest and best

bidder, for cash, online at <http://www.hillsborough.realforeclose.com>

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@fjjud13.org

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

eXL Legal, PLLC

Designated Email Address:

efiling@exllegal.com

12425 28th Street North, Suite 200

St. Petersburg, FL 33716

Telephone No. (727) 536-4911

Attorney for the Plaintiff

/s/ Peter E. Lanning

Peter E. Lanning

FL Bar: 562221

888160831-ASC

January 2, 2026 26-00023H

JANUARY 9 - JANUARY 15, 2026

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

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

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@settylaw.com
Secondary E-Mail:
info@settylaw.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-

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 25-CA-007384

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff, v.
ONE HOUR HOUSE SOLUTIONS
LLC; et al.,
Defendant(s).

To the following Defendant(s):

JESUS RIVERA

(Last Known Address: 4921 EL-
DORADO, TAMPA, FL 33615)

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

THE EAST 20 FEET OF LOT 3
AND THE WEST 15 FEET OF
LOT 2, BLOCK 3, C. C. AMAN'S
SUBDIVISION, 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
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on Ghidotti | Berger
LLP, Attorney for Plaintiff, whose
address is 10800 Biscayne Blvd, Suite
201, Miami, FL 33161 1/27/2026, a
date which is within thirty (30) days af-

ter the first publication of this Notice in
the Business Observer and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a def-
ault will be entered against you for the
relief demanded in the complaint.

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

If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of 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.

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

VICTOR CRIST
As Clerk of the Court
(SEAL) By Jennifer Taylor

As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161

January 2, 9, 2026 26-00021H

SECOND INSERTION

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

CASE NO. 25-CA-006768

NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

TYRELL L CARTER, et al.,
Defendant.

To the following Defendant(s):

THE UNKNOWN TRUSTEES,
SETTLORS, AND 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

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

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.

has been filed against you and you are
required to serve a copy of you written
defenses, if any, to it, on McCalla
Raymer Leibert Pierce, LLP, 225 East
Robinson Street, Suite 155, Orlando,
FL 32801 and file the original with the

Clerk of the above-styled Court on or
before 12/19/2025 or 30 days from the
first publication, otherwise a Judgment
may be entered against you for the relief
demanded in the Complaint.

If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of 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.

WITNESS my hand and seal of this
Court this 13 day of November, 2025.

VICTOR D. CRIST

CLERK OF COURT OF
HILLSBOROUGH COUNTY

(SEAL) BY: Jennifer Taylor

Deputy Clerk

Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

MCCALLA RAYMER LEIBERT

PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Email: AccountsPayable@mccalla.com

24-10403FL

January 2, 9, 2026 26-00031H

SECOND INSERTION

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

CASE NO.: 25-CA-011238

DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE
FOR GSAMP TRUST 2004-AHL,
Plaintiff, vs.

ELCIDO A. SOSA A/K/A ELCIDO

ANTONIO SOSA A/K/A ELCIDO

ANT SOSA; MARGARITA

CORDERO; UNKNOWN SPOUSE

OF ELCIDO A. SOSA A/K/A

ELCIDO ANTONIO SOSA A/K/A

ELCIDO ANT SOSA; UNKNOWN

SPOUSE OF MARGARITA

CORDERO,

Defendant(s).

TO: Elcido A. Sosa a/k/a Elcido
Antonio Sosa a/k/a Elcido Ant Sosa

3324 West Ivy Street

Tampa, Florida 33607

Unknown Spouse of Elcido A. Sosa

a/k/a Elcido Antonio Sosa a/k/a

Elcido Ant Sosa

3324 West Ivy Street

Tampa, Florida 33607

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

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-

CORDS OF HILLSBOROUGH
COUNTY, PUBLIC RECORDS.

Street Address: 3324 West Ivy
Street, Tampa, Florida 33607

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on McCabe, Weis-
berg & 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.

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 cer-
tain assistance. Please contact the ADA Coordinator, Hills-
borough County Courthouse, 800 E. Twiggs Street, Room 604,
Tampa, Florida 33602, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification of
a scheduled court proceeding if the time
before the scheduled appearance is less than
7 days. Complete the Request for
Accommodations Form and submit to
800 E. Twiggs Street, Room 604,
Tampa, FL 33602. ADA Coordination
Help Line (813) 272-7040; Hearing
Impaired Line 1-800-955-8771; Voice
Impaired Line 1-800-955-8770.

Dated on DEC 18 2025.

Victor D. Crist

Clerk of said Court

(SEAL) By: Patricia Corbin

As Deputy Clerk

McCabe, Weisberg & Conway, LLC

3222 Commerce Place, Suite A

West Palm Beach, FL 33407

Telephone: (561) 713-1400

FLpleadings@MWC-law.com

File#: 25-400540

January 2, 9, 2026 26-00022H

--- PUBLIC SALES / ACTIONS ---

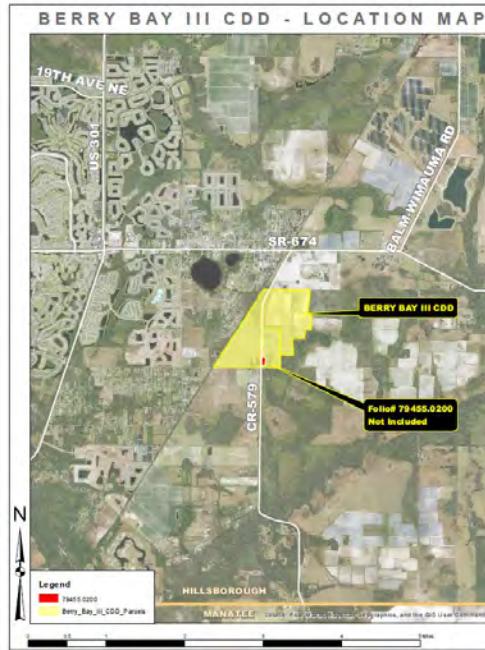
FOURTH INSERTION

NOTICE OF PUBLIC HEARING

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

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

NOTICE OF PUBLIC HEARING



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

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

The proposed Berry Bay III Community Development District will be comprised of approximately 506.519 acres, generally located east of U.S. HWY 301, and South of State Road 674, in Hillsborough County, Florida. The petitioner has proposed to establish the Berry Bay III Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater manage-

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 Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

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

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

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

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

You may also submit

--- 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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
BETTY JEAN
BRADSHAW HENDERSON,
Deceased.

The administration of the Estate of BETTY 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

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;
SOUTHSHORE BAY

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 8, 2025 entered in Civil Case No. 25-CA-002101 in the Circuit Court of the 13th Judicial Circuit in and for County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM6, Plaintiff and

MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT; SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC.; SOUTHSHORE BAY SOUTH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A VERONICA GUZMAN; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at <http://www.hillsboroughrealforeclose.com>

File No: 4971.000076
January 2, 2026 26-00006H

--- ACTIONS / SALES ---

SECOND INSERTION

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 732.702 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

Faxsimile (813) 855-8485

E: EService@BrownKimptonLaw.com

Attorney for Petitioner

January 2, 9, 2026 26-00014H

**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);

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-

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 Alexander 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 FCO1 NCM
January 2, 9, 2026 26-00018H

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.hillsboroughrealforeclose.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: ftrrealprop@kellekronenberg.com File No: 2390.000677 January 2, 9, 2026 26-00007H

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-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 DERHOOT, 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 DERHOOT, 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.hillsboroughrealforeclose.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: ftrrealprop@kellekronenberg.com File No: 3843.000137 January 2, 9, 2026 26-00012H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-004191**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs.