Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of GEL Recycling, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00186H

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 Nope-e located at 5701 Interbay Blvd, Suite A2, in the County of Hillsborough, in the City of Tampa, Florida 33611 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 14th day of January, 2026.

Phoenix Up, LLC

January 16, 2026 26-00198H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of Grand Ave Recycling and Disposal, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00189H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of Leavitt Avenue MRF, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00188H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Crown Trophy Tampa located at: 17518 Preserve Walk Lane in the city of Tampa FL, 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 12th day of January 2026.

OWNER:

Crown of Tampa, Inc.

17518 Preserve Walk Lane

Tampa FL, 33647

January 16, 2026 26-00164H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of GEL, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00182H

FIRST INSERTION

Public Notice

Effective Feb. 14, 2026

Francisco Fernandez-Rodriguez, MD, will no longer be providing care at Optum.

Patients of Dr. Fernandez-Rodriguez may continue care at Optum – Fountain Oaks

Patients can obtain copies of their medical records at:

Optum – Fountain Oaks

3675 W. Waters Ave.

Tampa, FL 33614

Phone: 1-813-915-2000

Fax: 1-817-514-7879

Jan. 16, 23, 30; Feb. 6, 2026

26-00154H

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of 4031 Liberty Holdings, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00185H

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 Go print create located at 6012 E Hillsborough Ave Ste A, in the County of Hillsborough, in the City of Tampa, Florida 33610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 09th day of January, 2026.

INFINITY FLEET LLC

January 16, 2026 26-00137H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/30/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2007 NEW VISION MFG BY KZRV Travel Trailer bearing vehicle identification number 4EZFX41367S028095 and all personal items located inside the travel trailer. Last Tenant: Donald Charles Weymer Jr. Sale to be held at: Riverlawn Manufactured Home Community, 8215 Stoner Road, Lot No. 545, Riverview, Florida 33569, Telephone: 727-642-7391.

January 16, 23, 2026 26-00199H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of GEL Holdings, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00187H

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 MR. HANDYMAN SERVING CITRUS PARK AND KEYSTONE located at 5099 S MYSTIC POINT in the City of HOMOSASSA, Hillsborough, FL 34448 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of January, 2026

R & J CONSUMER ENTERPRISES, INC.

ROBERT A. COUGHLIN

January 16, 2026 26-00168H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of GEL Florida Equipment Holdings, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00181H

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

Dated at Largo, Florida, this 12th day of January, 2026.

FFS ACCOUNTING AND TAX, LLC

January 16, 2026 26-00162H

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 Wild Truth (TM) Coaching located at 3848 Sun City Center Blvd, Suite 104 #1191 in the City of Ruskin, Hillsborough, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of January, 2026

Janelle Anne Mastrionni

January 16, 2026 26-00169H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that MARIAH MYRICK, OWNER, desiring to engage in business under the fictitious name of LEXRI BOUTIQUE located at 16350 BRUCE B DOWNS BLVD UNIT 46516, TAMPA, FLORIDA 33646 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 16, 2026 26-00136H

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 CBASS LANDSCAPING AND IRRIGATION SERVICES, located at 8000 N Highland Ave., in the City of Tampa, County of Hillsborough, State of FL, 33604, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 14 of January, 2026.

Sebastian L. Carriles

8000 N Highland Ave.

Tampa, FL 33604

January 16, 2026 26-00197H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of GEL Employees, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00184H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Harte & Vector Tax and Accounting located at 13445 Walsingham Rd, in the County of Hillsborough, in the City of Largo, Florida 33774 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Largo, Florida, this 13th day of January, 2026.

FFS ACCOUNTING AND TAX, LLC

January 16, 2026 26-00161H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jeanette Singleton / FLORIDA MORGAN HORSE ASSOCIATION, INC. will engage in business under the fictitious name FMHA, with a physical address 4208 W. Corona St. Tampa, FL 33629, with a mailing address 4208 W. Corona St. Tampa, FL 33629, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 16, 2026 26-00163H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Kayla Perez will engage in business under the fictitious name KAYLA'S KID CARE, with a physical address 10993 Brightleaf Ct Riverview, FL 33569, with a mailing address 10993 Brightleaf Ct Riverview, FL 33569, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 16, 2026 26-00139H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Michael Farquharson / ORCHID PROPERTIES I LLC will engage in business under the fictitious name SEAFOOD MARKET TAMPA, with a physical address 1509 E Fletcher Ave, 110 Tampa, FLORIDA 33612, with a mailing address 9938 Indian Key Trl Seminole, FL 33776, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 16, 2026 26-00138H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of Peachtree St. Holdings, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00183H

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 Casa de Ybor located at 7464 McLennan Ave, in the County of Hillsborough, in the City of Van Nuys, Florida 91406 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Van Nuys, Florida, this 08th day of January, 2026.

THE RUSHI PROJECT LLC

January 16, 2026 26-00118H

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Alayna Joy Morris

Lakeland, Hillsborough County, Florida

Case Number: 348419-25-AG

An ADMINISTRATIVE COMPLAINT to (suspend or revoke your license(s) and eligibility for licensure) has been filed against you. You have the right to request a hearing pursuant to sections 120.569 and 120.57 (1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street, Tallahassee, Florida, 32399-0390. The fax number is (850) 488-0697. The email address is DFSAgencyClerk@myfloridacfo.com. The address for delivery is the Department of Financial Services, Office of the General Counsel, 200 East Gaines Street, Tallahassee, Florida 32399-0333. A copy of the Administrative Complaint and Election of Proceeding can be requested by submitting a request via email at Hannah.Brackett@MyFloridaCFO.com or via telephone at (850) 413-4241. If a request for a hearing is not received by February 27, 2026, the right to a hearing in this matter will be waived and the Chief Financial Officer will dispose of this case in accordance with law.

Jan. 16, 23, 30; Feb. 6, 2026

26-00144H

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 Fancy Fingers Nails By TN, located at 15410 Montila Loop, in the City of Tampa, County of Hillsborough, State of FL, 33625, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 13 of January, 2026.

Thuy Tien Thi Nguyen

15410 Montila Loop

Tampa, FL 33625

January 16, 2026 26-00167H

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 Earthwise Pet Supply, located at 3507 Meteor Place, in the City of Valrico, County of Hillsborough, State of FL, 33594, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 8 of January, 2026.

QUADE5, INC.

3507 Meteor Place

Valrico, FL 33594

January 16, 2026 26-00124H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that FCC RECYCLING FLORIDA, LLC, 1200 S Leavitt Ave, Orange City, FL 32763, desiring to engage in business under the fictitious name of HTS Environmental Services, LLC, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 16, 2026 26-00180H

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 VECTOR ADVISORY located at 9424 BALM RIVERVIEW RD, in the County of Hillsborough, in the City of RIVERVIEW, Florida 33569 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at RIVERVIEW, Florida, this 08th day of January, 2026.

VECTOR ADVISORY SERVICES LLC

January 16, 2026 26-00119H

FIRST INSERTION

NOTICE OF WORKSHOP BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Belmond Reserve Community Development District's Board of Supervisors will hold a workshop on Wednesday, January 21, 2026, at 11:00 a.m. at 13004 Willow Grove Drive, Riverview, FL 33579.

This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The workshop may be continued to a date, time, and location to be specified on the record without additional publication of notice. A copy of the agenda for the workshop may be obtained from Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Telephone: (813) 873-7300.

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

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

Samantha Zanoni, District Manager

January 16, 2026 26-00117H

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 DSL ELECTRIC located at 11018 PANAMA DR in the City of TAMPA, Hillsborough, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of January, 2026

DSL VENTURES LLC

January 16, 2026 26-00134H

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 MAX Machine & Manufacturing located at 13906 Lynmar Blvd. in the City of Tampa, Hillsborough, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of January, 2026

Blue Steel Hippo LLC

Matthew C. Baldwin, Manager

January 16, 2026 26-00129H

FIRST INSERTION

NOTICE OF SPECIAL ORGANIZATIONAL MEETING OF THE BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT

The Special Organizational meeting of the Board of Supervisors (the 'Board') of the **Berry Bay III Community Development District** is scheduled to be held on **January 23, 2026, at 11:00 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa FL 33607**

The purpose of the meeting is to consider organizational matters relating to the District; to consider certain operating policies for the conduct of District business; elect certain District officers; consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; and to conduct any other business that may properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained during normal business hours, seven days prior to the meeting, from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; telephone (813) 873-7300.

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

This meeting may be continued to a date and time certain; if a continuance is required said date and time certain will be announced at the meeting.

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

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

Jayna Cooper, District Manager

January 16, 2026 26-00133H

--- ESTATE ---

FIRST INSERTION

Waterset Central Community Development District Notice of Meeting and Public Hearing on Towing Policies and CDD Procedures

The Waterset Central Community Development District (the "**District**") hereby gives public notice of a meeting of its Board of Supervisors (the "**Board**") and a public hearing, to review and adopt proposed revisions to its Towing Policies and CDD Procedures. The public hearing will take place during the District's Board of Supervisors (the "**Board**") meeting on **Wednesday, February 11th, 2026, at 10:00 a.m.** at **The Waterset Club , located at 7281 Paradiso Dr, Apollo Beach, Fl 33572.**

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operation. At the conclusion of the hearing, the Board shall adopt the policies and rates and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District's recreational facilities are subject to the District's adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: www.watersetcentralcdd.org or by contacting Stephanie DeLuna, the District Manager, via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

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

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

Stephanie DeLuna
District Manager
Waterset Central CDD
January 16, 2026 26-00143H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004051
Div.: A
IN RE: ESTATE OF CARMEN JEANNE SARDO, Deceased.

The administration of the estate of CARMEN JEANNE SARDO, Deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 16, 2026.

JAMES GARDNER WYATT, Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
January 16, 23, 2026 26-00128H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000050
Division A
IN RE: ESTATE OF CAROL AIELLO, Deceased.

The administration of the estate of CAROL AIELLO, deceased, whose date of death was November 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 16, 2026.

ROBERT ARANA
Personal Representative
190 Ernest Drive
Wirtz, VA 24184
JAMES S. EGGERT
Attorney for Personal Representative
Florida Bar No. 949711
EGGERT FITZPATRICK
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 633-3396
Email: jim@eggfitz.com
Secondary Email: leslie@eggfitz.com
January 16, 23, 2026 26-00196H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003812
IN RE: ESTATE OF PETER JOSEPH DENNISON, Deceased.

The administration of the estate of PETER JOSEPH DENNISON, deceased, whose date of death was July 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 16, 2026.

COLLEEN KELLY
Personal Representative
4207 West Fair Oaks Avenue
Tampa, FL 33611
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:
rhartt@hnh-law.com
January 16, 23, 2026 26-00127H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000386
Division A
IN RE: ESTATE OF JEANIE PEARL JONES Deceased.

The administration of the estate of Jeanie Pearl Jones, deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative: Kenneth Beams
28831 Canton Road
Albemarle, North Carolina 28001
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eca@suarezlawyers.com
January 16, 23, 2026 26-00192H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 22-CP-000531
IN RE: THE ESTATE OF EDDIE RAMIREZ Deceased.

The administration of The Estate of EDDIE RAMIREZ, whose date of death was December 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative is: Abigail Ramirez Nieves
Ruskin, Fl. 33570
/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
January 16, 23, 2026 26-00122H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-003837
IN RE: ESTATE OF AFTAB MOHAMMED, Deceased.

The administration of the estate of Aftab Mohammed, deceased, whose date of death was September 13, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 16, 2026.

Personal Representative: Pinky Ramona Mohammed Personal Representative
Attorney for Personal Representative:
Christopher Myers, Esq.
3800 Inverrary Blvd., 309D
Lauderhill, FL. 33319
Phone: 786-373-5777
Email: Christopher.Myers@TurnerMyersFirm.com
Florida Bar No. 0112663
January 16, 23, 2026 26-00173H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CC-107783
SUNRISE VILLAS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MARIA DEL PILAR GARCES, ET AL., Defendants.

Notice is hereby given that pursuant to an Order the Final Judgment entered in this cause, in the County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as:

The East 2.65' of Lot 3 and the West 17.35' of Lot 4, Block 2 of SUNRISE VILLAS OF TAMPA, according to the map or plat thereof recorded in Plat Book 55, Page 14, of the Public Records of Hillsborough County, Florida. Commonly referred to as: 3412 N. Sunrise Villas Court, Tampa, Florida 33614.

at public sale, to the highest bidder for cash at 10 a.m., on the 6th day of February 2026.

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

DATED this 19th Day of December, 2025.

STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P:(813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff,
SUNRISE VILLAS
January 16, 23, 2026 26-00121H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 23-CA-015562
SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF SCOTT A. THOMAS A/K/A SCOTT ALLEN THOMAS; MICHAEL THOMAS; DANIELLE THOMAS; TAMPA PALMS OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Consent Uniform Final Judgment of Foreclosure entered on the 22nd day of August 2025, in Case No. 23-CA-015562, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF SCOTT A. THOMAS A/K/A SCOTT ALLEN THOMAS; MICHAEL THOMAS; DANIELLE THOMAS; TAMPA PALMS OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 12th day of February 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 1, TAMPA PALMS 2C -UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 6710 YARDLEY WAY, TAMPA, FL 33647

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

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

Dated this 8th day of January 2026.

Paris A. Roach
Paris A. Roach, Esq.
Fla. Bar Number: 1028751
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311 |
Fax: (954) 200-8649
service@delucalawgroup.com
23-05766-1
January 16, 23, 2026 26-00130H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-013967
TRUIST BANK, as successor by merger to SUNTRUST BANK, Plaintiff, vs. DONALD RAY MULAC, UNKNOWN SPOUSE OF DONALD RAY MULAC, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property, Defendants.

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered January 7, 2026, and entered in Case Number: 23-CA-013967 of the Circuit Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and DONALD RAY MULAC, is the Defendant, the Hillsborough County Clerk of the Court, Victor D. Crist, will sell to the highest and best bidder for cash, by electronic sale on-line at https://www.hillsborough.realforeclose.com, beginning at 10:00 o'clock A.M. on the 13th day of February, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

Property Address: 1912 E Hamilton Ave, Tampa, FL 33610

Property Description:

The East 30 feet of Lot 23 and the West 40 feet of Lot 24, Block 7, Seminole Crest Estates, according to the map or plat thereof as recorded in Plat Book 33, Page 26, of the Public Records of Hillsborough County, Florida.

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

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

/s/ Arthur Barksdale
John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Arthur Barksdale
Florida Bar No.: 0040628
Rebecca Blechman
Florida Bar No.: 0121474
Nelson Crespo
Florida Bar No.: 0121499
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Shelby Pfannerstill
Florida Bar No.: 1058704
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph (407) 839-3383
Fx (407) 839-3384
Primary E-Mail:
jdlaw@orlando-law.com
Attorneys for Plaintiff
January 16, 23, 2026 26-00145H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000016A001HC
Division Probate
IN RE: ESTATE OF PHYLLIS LOUISE AVERY Deceased.

The administration of the estate of Phyllis Louise Avery, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:
Arthur B. Avery III
12729 Amber Ln
Lithia, Florida 33547
Attorney for Personal Representative:
Abel A. Putnam, Attorney
Florida Bar Number: 024090
PUTNAM & CREIGHTON, P.A.
P.O. Box 3545
Lakeland, Florida 33802
Telephone: (863) 682-1178
Fax: (863) 683-3700
E-Mail: aap@putnampa.com
E-Mail: aapservice@putnampa.com
January 16, 23, 2026 26-00149H

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
FILE NUMBER: 25-CP-003563
DIVISION: A
IN RE: ESTATE OF DONALD J. REDMOND a/k/a DONALD JAMES REDMOND DECEASED

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Donald J. Redmond a/k/a Donald James Redmond, deceased, File Number 25-CP-003563, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601; that the total cash value of the Estate is $100.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME AND ADDRESS
Michelle England
514 Eagle Pointe
Columbia, SC 29229
Meaghan Fritz
24 Fox Hollow Way
Andover, NJ 07821
Lynn Frustol
428 West Vasa Avenue
Fergus Falls, MN 56537
Michael Redmond
720 Sesame Street
Inglewood, FL 34223

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 served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is January 16, 2026.

Person Giving Notice
Tony England
Attorney for Person Giving Notice
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
Florida Bar Number 265853
(813) 634-5566
January 16, 23, 2026 26-00193H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004322
Division B
IN RE: ESTATE OF MARY CATHERINE FISHER a/k/a MARY C. FISHER, Deceased.

The administration of the estate of MARY CATHERINE FISHER a/k/a MARY C. FISHER, deceased, whose date of death was October 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 16, 2026

VINCENT JORDAN
Personal Representative
2035 Buff Creek Road
Hurricane, WV 25526
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
January 16, 23, 2026 26-00165H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003363
Division B
IN RE: ESTATE OF JOHN ALFRED FERNANDEZ Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 16, 2026.

Personal Representative:
Kristien Marie Fernandez-Everett
13717 Chestersall Drive
Tampa, Florida 33624
Attorney for Personal Representative:
Charles W. Callahan, III, Attorney
Florida Bar Number: 0148776
Bradley Arant Boult Cummings LLP
1001 Water Street, Suite 1000
Tampa, Florida 33602
Telephone: (813) 559-5500
Fax: (813) 229-5946
E-Mail: ccallahan@bradley.com
Secondary E-Mail:
wkeller@bradley.com
January 16, 23, 2026 26-00159H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-002452
IN RE: ESTATE OF PETER D. HYMAN, JR., Deceased.

The administration of the Estate of PETER D. HYMAN, JR., deceased, whose date of death was September 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 2612 Lindell Ave, Tampa FL 33610. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:
BIANCA COOPER
6107 Lakes Divide Road
Temple Terrace, FL 33637
Attorney for Personal Representative:
FLORIDA TRUST &
ESTATE COUNSEL
2605 Ponce de Leon Boulevard
Coral Gables, Florida 33134
Telephone: 305-441-7091
/s/ Michael V. Arroyave
MICHAEL V. ARROYAVE, ESQ.
FBN 88540
Direct Email:
Michael@FTECounse.com
For Service of Documents only:
Service@FTECounsel.com
January 16, 23, 2026 26-00131H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 29-2026 CP-000004-A001-HC
Division: B
IN RE: ESTATE OF WALTER E. GORDON, Deceased.

The administration of the estate of WALTER E. GORDON, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 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 16, 2026.

Personal Representative:
WALTER E. GORDON, II
1344 Cadhay Court
Safety Harbor, Florida 34695
Attorney for Personal Representative:
Richard A. Miller
Florida Bar Number: 328911
Miller Troiano, P.A.
Post Office Box 8169
Lakeland, FL 33802
Telephone: (863) 688-7038
Fax: (863) 688-2619
E-Mail: rmiller@millerlawfl.com
Secondary E-Mail:
ddean@millerlawfl.com
January 16, 23, 2026 26-00172H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.:2025-CP-003741
IN RE: ESTATE OF DALE EUGENE PHELPS, Deceased.

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

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

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

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

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

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

The date of first publication of this notice is January 16, 2026

Personal Representative:
David E. Phelps
Personal Representative
Address: 1810 Danbury Drive
Sun City Center, Florida 33573
Phone Number: 414-630-5778
E-Mail Address:
davisphelps@yahoo.com
Attorney for Personal Representative:
Misa A. Everist, Esq
Attorney for Personal Representative
Florida Bar Number:
BASKIN EISEL RIGHTMYER
14020 Roosevelt Boulevard, Suite 808
CLEARWATER, FL 33762
Telephone: (727) 572-4545
Fax: (727) 572-4646
E-Mail: meverist@baskineisel.com
Secondary E-Mail:
jennifer@baskineisel.com
January 16, 23, 2026 26-00174H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
REF#2025-CP-003707
IN RE: ESTATE OF DOLORES MAY PHELPS, Deceased.

The administration of the estate of DOLORES MAY PHELPS, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. 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 16, 2026

Personal Representative:
David E. Phelps
Personal Representative
Address: 1810 Danbury Drive
Sun City Center, Florida 33573
Phone Number: 414-630-5778
E-Mail Address:
davisphelps@yahoo.com
Attorney for Personal Representative:
Misa A. Everist, Esq
Attorney for Personal Representative
Florida Bar Number:
BASKIN EISEL RIGHTMYER
14020 Roosevelt Boulevard, Suite 808
CLEARWATER, FL 33762
Telephone: (727) 572-4545
Fax: (727) 572-4646
E-Mail: meverist@baskineisel.com
Secondary E-Mail:
jennifer@baskineisel.com
January 16, 23, 2026 26-00166H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-004230
Division: Division A
IN RE: ESTATE OF WILLIAM EDWARD WIELAND JR. Deceased.

The administration of the estate of William Edward Wieland Jr., deceased, File Number: 25-CP-004230, whose date of death was July 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Room 101, 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 if required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is: January 16, 2026

Personal Representative
Diane Sandra Livesay
3002 Bayshore Pointe Drive
Tampa, Florida 33611
Attorney for Personal Representative
Matthew C. Sanchez, Esquire
Florida Bar Number: 72748
Robert B. Judd, Esquire
Florida Bar Number: 500887
Olive Judd, PA
2426 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Telephone: (954) 334-2250
Fax: (954) 334-2259
msanchez@olivejudd.com
rjudd@olivejudd.com
pleadings@olivejudd.com
January 16, 23, 2026 26-00123H

PUBLISH YOUR LEGAL NOTICE
Call **941-906-9386** and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003293
Division O
IN RE: ESTATE OF JONATHAN A. ROMERO-OSORIO, Deceased.

The administration of the estate of JONATHAN A. ROMERO-OSORIO, deceased, whose date of death was MAY 5, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E TWIGGS ST, TAMPA, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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

The date of first publication of this notice is: January 16, 2026.

MATTHEW MCCONNELL, Esq.
Personal Representative
Post Office Box 111868
Naples, FL 34108
MATTHEW MCCONNELL, Esq.
Florida Bar No. 126161
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 111868
Naples, FL 34108
T: 239.434.0840 / F: 239.434.0940
matthew@dickmanlawfirm.org
January 16, 23, 2026 26-00195H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003926
IN RE: ESTATE OF DIANE M. WILKIE, Deceased.

The administration of the estate of DIANE M. WILKIE, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

ALL 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 16, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
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 16, 23, 2026 26-00132H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000067
IN RE: ESTATE OF JACOB PAUL SULLIVAN, Deceased.

The administration of the estate of JACOB PAUL SULLIVAN, deceased, whose date of death was November 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 16, 2026.

DONNA SULLIVAN
Personal Representative
119 Life Blvd.
Richlands, NC 28574
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 16, 23, 2026 26-00194H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 24-CA-006556
FABRICIO MENDEIRO,
Plaintiff, v.
JOSE INACIO PEREIRA and UNKNOWN SPOUSE OF JOSE INACIO PEREIRA,
Defendants.

NOTICE IS GIVEN that, pursuant to the Amended Uniform Final Judgment of Foreclosure dated the 12th day of January 2026, in Case No. 24-CA-006556, of the Circuit Court of Hillsborough County, Florida, in which JOSE INACIO PEREIRA and UNKNOWN SPOUSE OF JOSE INACIO PEREIRA, are the Defendants, the Clerk of this Court will sell to the highest and best bidder on hillsborough.realforeclose.com at 10:00 a.m. on March 6, 2026, the following described property set forth in the Order of Final Judgment:

Legal Description: The East ½ of Lot 66 of Green Grass Acres First Addition, according to the map or plat thereof as recorded in Plat Book 41, Page 59, of the Public Records of Hillsborough County, Florida.
C/K/A: 8717 S. Meadowview Cir., Tampa, Florida 33625
Parcel ID #: A0039920000

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:

800 E. Twiggs Street, Room 604
Tampa, FL 33602
Phone: (813) 276-8401

Please call at least 7 days before your scheduled court appearance, or immediately upon receiving a notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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.

Dated this 12th day of January 2026.
Respectfully submitted,
BROWN & KIMPTON, P.A.
By: /s/ Colton L. Chrimes
Colton L. Chrimes, Esq.
FBN #1011767
29750 US Hwy 19 N
Suite 205
Clearwater, FL 33761
Office (813) 528-4044
Facsimile (813) 855-8485
eservice@brownkimptonlaw.com
Attorney for Plaintiff
January 16, 23, 2026 26-00160H

FIRST INSERTION

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

TO: RIANA L. KAHN
(Current Residence Unknown)
(Last Known Address(es))
507 SUTTON PLACE
BRANDON, FL 33510
2213 BODRICK CIRCLE, #302
BRANDON, FL 33510
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS
(Last Known Address)
507 SUTTON PLACE
BRANDON, FL 33510

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

LOT 2 BLOCK 2, OF EVERINA HOMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A: 507 SUTTON PLACE, BRANDON, FL 33510.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 2/11/2026, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 6 day of January, 2026.

VICTOR D. CRIST
As Clerk of the Court
and/or Comptroller
(SEAL) /s/ Jennifer Taylor
Signature
Jennifer Taylor
Print Name if Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff
25-52442
January 16, 23, 2026 26-00141H

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CA-005165
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE2, ASSET-BACKED CERTIFICATES SERIES 2007-HE2,
Plaintiff v.
DANIEL CORTES; ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated January 6, 2026, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 13th day of February, 2026, at 10:00 a.m. to the highest and best bidder for cash, at https://www.hillsborough.realforeclose.com the following described property:

LOT 8, BLOCK 6, OF BLOOMINGDALE SECTION "CC" PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN O.R. BOOK 10365, PAGE 1050, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 8; THENCE SOUTH 40° 33' 00" WEST, 3.20 FEET ALONG THE SOUTHEASTERLY LOT LINE OF SAID LOT 8; THENCE NORTH 49° 27' 00" WEST, 63.38 FEET PARALLEL WITH THE NORTHEASTERLY LOT LINE OF SAID LOT 8 TO THE NORTHWESTERLY LOT LINE OF SAID LOT 8, THENCE NORTH 66° 09' 05" EAST 3.55 FEET ALONG SAID NORTHWESTERLY LOT LINE TO THE MOST NORTHERLY CORNER OF SAID LOT 8, THENCE SOUTH 49° 27' 00" EAST, 61.83 FEET ALONG THE NORTHEASTERLY LOT LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

Property Address: 4528 River Close Blvd., Valrico, FL 33594.

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

IMPORTANT

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Hillsborough County ADA Officer at (813) 276-8401 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: January 9, 2026.
BITMAN, O'BRIEN, PLLC
/s/ Wendy Griffith
Wendy Griffith, Esquire
Florida Bar No.: 72840
wgriffith@bitman-law.com
adupler@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 813-2436
Attorneys for Plaintiff
January 16, 23, 2026 26-00157H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 24-CA-010286
SECTION # RF
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR DETERMINATION MORTGAGE TRUST,
Plaintiff, vs.
FRESH START DEVELOPMENT, INC.; ABL RPC RESIDENTIAL CREDIT ACQUISITION, LLC; LOAN FUNDER LLC, SERIES 58621; KATINA MCCLINTON; UNKNOWN TENANT #1; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 05 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 5, FAIRVIEW TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 9413 N BROOKS ST, TAMPA, FL 33612

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

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

Dated this 09 day of January 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-03198
January 16, 23, 2026 26-00146H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 25-CA-001042
DIVISION: B
RF -Section I
CHEVY CHASE FUNDING LLC, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
Plaintiff, vs.
JAMES A. COKER; LAKE FOREST HOMEOWNER'S ASSOCIATION, INC.; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 2, 2025, and entered in Case No. 25-CA-001042 of the Circuit Court in and for Hillsborough County, Florida, wherein CHEVY CHASE FUNDING LLC, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and JAMES A. COKER; LAKE FOREST HOMEOWNER'S ASSOCIATION, INC.; CITY OF TAMPA, FLORIDA; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on February 2, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 5, BLOCK 3, LAKE FOREST UNIT NO 4, ACCORDING TO PLAT THEREOF RECORDED IN RAT BOOK 49, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED 1/7/26.
By: Greg H. Rosenthal
Florida Bar No.: 955884
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-204369 / TM1
January 16, 23, 2026 26-00120H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2024-CA-002578
Division G
RESIDENTIAL FORECLOSURE
Section II
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., APRIL OVERSTREET JOHNSON, AS KNOWN HEIR OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., EZEKIEL OVERSTREET, JR., AS KNOWN HEIR OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., UNKNOWN SPOUSE OF APRIL OVERSTREET JOHNSON, UNKNOWN SPOUSE OF EZEKIEL OVERSTREET, JR., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 15, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 15, BLOCK 17, NORTHDALE, SECTION B, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 48, PAGE 47, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4430 RANCHWOOD LN, TAMPA, FL 33624; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on March 11, 2026 at 10:00 AM.

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

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

Dated this January 9, 2026
By:/s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
011150/2425145/CMP
January 16, 23, 2026 26-00148H

FIRST INSERTION

NOTICE OF ONLINE SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CC-016095
VILLA DI TREVISO HOMEOWNERS ASSOCITION, INC.
Plaintiff, v.
SANCHEZ TOMAZ BANKS A/K/A SANCHEZ BANKS; MARQUITA BANKS F/K/A UNKNOWN SPOUSE OF SANCHEZ TOMAZ BANKS; UNKNOWN TENANT I and UNKNOWN TENANT II
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Foreclosure Judgment dated August 11, 2025 and entered in Case No.: 2024CC016095, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein, VILLA DI TREVISO HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and the Defendants are SANCHEZ TOMAZ BANKS A/K/A SANCHEZ BANKS; MARQUITA BANKS F/K/A UNKNOWN SPOUSE OF SANCHEZ OMAZ BANKS; UNKNOWN TENANT I and UNKNOWN TENANT II. The Clerk will sell to the highest and best bidder for cash in an online sale at www.hillsborough.realforeclose.com, at 10:00 A.M. on February 20, 2026 the following described property as set forth in the Final Foreclosure Judgment and Amended Court Ordered Foreclosure Sale:

Lot 9, Villa di Treviso, according to the map or plat thereof, as recorded in Plat Book 101, Pages 65 and 66 of the Public Records of Hillsborough County, Florida.
Also known as 515 Villa Treviso Court, Apollo Beach, Florida 33572.

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

IMPORTANT: If you are a person with a disability who needs 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 this notification 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 7th day of January, 2026.
/s/Stephen J. Stanley
Stephen J. Stanley
Attorney & Counselor at Law
412 E. Madison St., Suite 1100
Tampa, Florida 33602
Florida Bar No. 076082
Telephone: 813/226-2727
Fax: 813/200-1013
sjs@stephenjstanleylaw.com
Attorney for Plaintiff
January 16, 23, 2026 26-00126H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
UCN: 292025CA006550A001HC
CASE NO.: 25-CA-006550
SKYWAY CAPITAL MANAGEMENT, LLC., a Florida limited liability company,
Plaintiff, vs.
ROXNIX, LLC. NICHOLAS J. LAVELLE AND ROXANN LAVELLE, AND ANY KNOWN AND/OR UNKNOWN TENANTS.
Defendants.

NOTICE IS January 7, 2026, In CASE NO.: 25-CA-006550 of the Circuit Court of Hillsborough County, Florida, in which SKYWAY CAPITAL MANAGEMENT, LLC. is the Plaintiff and ROXNIX, LLC. NICHOLAS J. LAVELLE AND ROXANN LAVELLE, AND ANY KNOWN AND/OR UNKNOWN TENANTS, are the Defendants, Victor Crist, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash online at at www.hillsborough.realforeclose.com on FEBRUARY 13, 2026 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment:

Lot 127, Block 22, APOLLO BEACH UNIT TWO, according to the plat thereof as recorded in Plat Book 35, page 41, of the Public Records of Hillsborough County, Florida.
a/k/a 604 Kingston Ct, Apollo Beach, Florida 33572

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

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requets for accommodations may be presented on this form, in another written format, or orally.

Requests may be submitted by using the form available; via email to ada@circuit8.org; by mail to ADA Coordinator, Alachua County Courthouse, 201 East University Avenue, Room 410, Gainesville, Florida 32601; or orally by phone at 352-337-627. Please make request as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. If you are hearing a voice impaired please call 711.

DATED this the 7 day of January, 2026.
VICTOR CRIST, CLERK OF COURT
HILLSBOROUGH COUNTY, FLORIDA
Steven W. Moore, Esquire
8240 118th Avenue North, Suite 300
Largo, Florida 33773
(727) 395-9300
FBN: 0982660
steven@stevenmoorepa.com
kathy@stevenmoorepa.com
January 16, 23, 2026 26-00125H

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-001739
Freedom Mortgage Corporation,
Plaintiff, vs.
Kenneth W. Sherman, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-001739 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Kenneth W. Sherman; Lisa Sherman; GTE Federal Credit Union DBA GTE Financial; United States of America on behalf of the Secretary of Veterans Affairs; Bay Hills Village Condominium Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 17th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

SITE NO. 33, BLOCK 1, BAY HILLS VILLAGE, A CONDOMINIUM, AND AN APPURTENANT UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4525, PAGE 342, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AS AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BAY HILLS VILLAGE, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4611, PAGE 1224, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE(S) 63-1 THROUGH 63-2, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 1988 PALM HARBOR MOBILE HOME WITH VIN# 4942559A & 4942559B.
TAX ID: U-10-28-20-24R-000001-00033.0

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

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

Dated this 13th day of January, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00438
January 16, 23, 2026 26-00171H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-003671
NAVY FEDERAL CREDIT UNION,
Plaintiff, vs.
DEBBIE DENES, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 22, 2025 in Civil Case No. 24-CA-003671 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and Debbie Denes, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 12, Block D, TWIN BRANCH ACRES UNIT TWO, according to the plat thereof recorded at Plat Book 50, Page 67, in the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-09752FL
January 16, 23, 2026 26-00151H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-009426
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2023-NQM1,
Plaintiff, vs.
SAMUEL SIRANI, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 07, 2025 in Civil Case No. 24-CA-009426 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2023-NQM1 is Plaintiff and Samuel Sirani, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 6 of Channel Bay, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 10750, Page(s) 1411, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10931FL
January 16, 23, 2026 26-00150H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-005903
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1,
Plaintiff, v.
UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENIE LOVE WILLIAMS, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Uniform Final Judgment of Mortgage Foreclosure dated January 9, 2026, issued in and for Hillsborough County, Florida, in Case No. 25-CA-005903, wherein GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1 is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENIE LOVE WILLIAMS, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF J.B. WILLIAMS, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ADRINA WILLIAMS A/K/A ADRINA M. WILLIAMS, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELEANOR MCGEE, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELOISE ANTHONY A/K/A ELOUISE ANTHONY and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on February 09, 2026, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Amended Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 15, BLOCK 1, OF WOODLAWN PARK SUBDIVISION REVISED, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1319 W State St., Tampa, FL 33606

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

IMPORTANT

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

Dated: This 12th day of January, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
January 16, 23, 2026 26-00152H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-005608
SECTION # RF
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
BRENDA JOYCE DIXON-CRAWFORD A/K/A BRENDA CRAWFORD A/K/A BRENDA DIXON A/K/A BRENDA DIXON CRAWFORD; CREDIT ACCEPTANCE CORPORATION; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; HILLSBOROUGH COUNTY, FLORIDA, CLERK OF COURT; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNKNOWN SPOUSE OF ANTHONY CRAWFORD; UNKNOWN SPOUSE OF TOIAYA CRAWFORD; UNKNOWN SPOUSE OF GARRENT CRAWFORD; ANTHONY CRAWFORD; TOIAYA CRAWFORD; GARRENT CRAWFORD; ALBERT CRAWFORD JR.; UNKNOWN SPOUSE OF ALBERT CRAWFORD, JR.; UNKNOWN SPOUSE OF BRENDA JOYCE DIXON-CRAWFORD A/K/A BRENDA CRAWFORD AKA BRENDA DIXON A/K/A BRENDA DIXON CRAWFORD; MARITZA Q NAVARETTE ORTIZ A/K/A MARITZA N ORTIZ; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 09 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 394, CREEK PRESERVE PHASES 1, 6, 7 AND 8 , ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 44 THROUGH 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 16717 PARKER RIVER ST, WIMAUMA, FL 33598

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

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

Dated this 05 day of January 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-01794
January 16, 23, 2026 26-00147H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-004247
AMERIHOME MORTGAGE COMPANY, LLC;
Plaintiff, v.
MELISSA WINOGRAD N/K/A MELISSA GONZALEZ , ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on December 2, 2025, Cindy Stuart, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com on February 5, 2026, the following described property:

Condominium Unit No. 3404, Faircrest III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium recorded in Official Records Book 5269, Page 570, and amendments thereto, of the Public Records of Hillsborough County, Florida.

Property Address: 5100 BURCHETTE ROAD #3404, TAMPA, FL 33647

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

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

Andrew Arias, FBN: 89501
MARINOSCI LAW GROUP, P.C.
Attorneys for Plaintiff
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 23-00102
January 16, 23, 2026 26-00175H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-004839
ATHENE ANNUITY & LIFE COMPANY,
Plaintiff, v.
ONE HOUR HOUSE SOLUTIONS, LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 8, 2026 and entered in Case No. 25-CA-004839 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ONE HOUR HOUSE SOLUTIONS, LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on March 17, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE NORTH 50.00 FEET OF LOT 12, BLOCK 34, MAP OF CAMPOBELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 2601 E 25TH AVE, TAMPA, FL 33605 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
January 16, 23, 2026 26-00158H

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. 29-2023-CA-015123
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
NANCY WEEMS, KENNY CASEY BAMBER, JERRY WHITE, SUSAN WHITE, PENNY A. WHITE, TIRA WHITLOW, AND GARRETT WHITE, et. al.
Defendant(s),

TO: KENNY CASEY BAMBER, GARRETT WHITE, UNKNOWN SPOUSE OF NANCY WEEMS, UNKNOWN SPOUSE OF KENNY CASEY BAMBER, UNKNOWN SPOUSE OF PENNY A. WHITE, UNKNOWN SPOUSE OF GARRETT WHITE,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 6, BLOCK 6, TROPICAL ACRES SOUTH SUBDIVISION UNIT NO. 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 13 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 02/17/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of JAN 12 2026.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-109731
January 16, 23, 2026 26-00156H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-012251
DIVISION: A
Truist Bank
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Robert A. Iglesias-Delgado a/k/a Roberto Angel Iglesias-Delgado a/k/a Roberto A. Iglesias, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al.
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Roberto A. Iglesias-Delgado a/k/a Roberto Angel Iglesias-Delgado a/k/a Roberto A. Iglesias, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s):

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 1, BLOCK 13, LA COLLINA PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 123, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

more commonly known as 901 Grand Cresta Avenue, Brandon, FL 33511.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 2/12/2026 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 7 day of January, 2026.

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
25-334433 FC01 SUT
January 16, 23, 2026 26-00170H

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: MYRTIS WILLIAMS
Current Residence: 12261 EVERGLADES STREET, CANAL POINT, FL 33438

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

LOT 100, OF SOUTH CREEK PHASES 2A, 2B, AND 2C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 247, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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 2/13/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 8 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
25-03075
January 16, 23, 2026 26-00140H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-009396
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, VS.
SOUD M. SALEM;WAFA M. AYAD; et al.,
Defendant(s).

TO: Soud M. Salem
Last Known Residence: 612 Marion Hill Lane Ruskin, FL 33570
TO: Unknown Spouse of Soud M. Salem
Last Known Residence: 612 Marion Hill Lane Ruskin, FL 33570

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

LOT 435, OF BAHIA LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 203 THROUGH 214, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 01/26/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on DEC 19 2025.

As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1133-3929B
Ref# 13948
January 16, 23, 2026 26-00116H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-006816
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
ROSA PANTIGOSO; RICARDO QUANT ALVARADO; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; AQUA FINANCE, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 30, 2025 and an Order Rescheduling Foreclosure Sale dated January 12, 2026, entered in Civil Case No.: 24-CA-006816 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ROSA PANTIGOSO; RICARDO QUANT ALVARADO; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; AQUA FINANCE, INC., are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 18th day of March, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 8, BLOCK 39, CYPRESS CREEK PHASES 5B-1 AND 5B-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 142 THROUGH 147, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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

Dated: January 13, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51328
January 16, 23, 2026 26-00176H

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-004761
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2,
Plaintiff, vs.
JOANNE G. REINHART-KELLY A/K/A JOANNE GAIL REINHART-KELLY A/K/A JOANNE G. REINHARTKELLY A/K/A JOANNE REINHARTKELLY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 07, 2025, and entered in 25-CA-004761 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is the Plaintiff and JOANNE G. REINHART-KELLY A/K/A JOANNE GAIL REINHART-KELLY A/K/A JOANNE G. REINHARTKELLY A/K/A JOANNE REINHARTKELLY; ANGELA M. KELLY; TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK; BUCKHORN PRESERVE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33, BLOCK 6, BUCKHORN PRESERVE - PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGES 67-1 THRU 67-6 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2834 PANKAW LN, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 13 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
24-229026 - NaC
January 16, 23, 2026 26-00177H

--- ACTIONS / SALES ---

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-011182
DIVISION: RF -Section I
FIFTH THIRD BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
JEFFREY ANDREW HARDY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
TO: JEFFREY ANDREW HARDY
Last Known Address
548 FRANDOR PL
APOLLO BEACH, FL 33572
Current Residence is Unknown

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

LOT 3, BLOCK 10, APOLLO BEACH UNIT ONE, PART ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 40, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 1/27/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED on December 22, 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

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
6722-223433 / ME2
January 16, 23, 2026 26-00155H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-011617
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
JAMIE TWIN SEAY, JR., et al.,
Defendants.
TO: Jamie Twin Seay, Jr.
748 Barclay Wood Drive
Ruskin FL 33570
Unknown Spouse of Jamie Twin Seay, Jr.
748 Barclay Wood Drive
Ruskin FL 33570

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

Lot 2, Block 2, TREMONT AT BAY PARK TWO, according to the plat as recorded in Plat Book 132, Pages 70 through 71, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 9 day of January, 2026.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
January 16, 23, 2026 26-00153H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-002570
PENTAGON FEDERAL CREDIT UNION,
Plaintiff, vs.
KRISTEN NIKOLE SCHWEIKERT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 03, 2025, and entered in 24-CA-002570 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein PENTAGON FEDERAL CREDIT UNION is the Plaintiff and KRISTEN NIKOLE SCHWEIKERT 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 February 05, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 4, BRANDON TRADEWINDS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1702 KETCH PL, BRANDON, FL 33511

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

IMPORTANT

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

Dated this 13 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
23-168588 - NaP
January 16, 23, 2026 26-00178H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2019-CA-005614
DIVISION: C
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, vs.
MARIA LAPORTE A/K/A MARIA D. LAPORTE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 10, 2025, and entered in Case No. 29-2019-CA-005614 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, is the Plaintiff and Maria Laporte a/k/a Maria D. Laporte, United States of America Acting through Secretary of Housing and Urban Development , United States of America, Department of Treasury, Unknown Party#1 N/K/A Al Laporte, ALBERTO LAPORTE, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the February 10, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 6, BLOCK 2 OF WEST PARK ESTATES UNIT 5, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 53 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 4412 W ELM ST, TAMPA, FL 33614

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

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 09 day of January, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/19-009033
January 16, 23, 2026 26-00190H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-010007
LAKEVIEW LOAN SERVICING, LLC
Plaintiff, VS.
JEROME E. SMILEY, JR. A/K/A JEROME SMILEY, JR.; ET AL
Defendant(s).
To the following Defendant(s):
JEROME E. SMILEY, JR. A/K/A JEROME SMILEY, JR.
Last Known Address
4637 CABBAGE PALM DR.
VALRICO, FL 33596

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

LOT 19, BLOCK 1, OAKDALE RIVERVIEW ESTATES-UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 24, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 4637 CABBAGE PALM DR, VALRICO, FL 33596

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309 by February 11, 2026 or 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

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

WITNESS my hand and the seal of this Court this 6 day of January, 2026 .

Victor Crist
As Clerk of the Court by:
(SEAL) By: Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
January 16, 23, 2026 26-00142H

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. 23-CA-000901
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
BERIT FINELLI; BERIT E. FINELLI, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 23-CA-000901 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 RCAF ACQUISITION TRUST is the Plaintiff and BERIT FINELLI; BERIT E. FINELLI; STEPHEN FINELLI; STATE OF FLORIDA, DEPARTMENT OF REVENUE; THE RYLAND GROUP, INC; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THORSTEN C. YOCOM, DECEASED; ALEXANDRA BENALCAZAR-YOCOM; NIEL YOCOM 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 February 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, OF MIRA LAGO WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 84, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1514 MIRA LAGO CIRCL, RUSKIN, FL 33570

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

IMPORTANT

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

Dated this 13 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
22-065213 - NaP
January 16, 23, 2026 26-00179H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 23-CA-014496
DIVISION: G
STAGE POINT CAPITAL, LLC,
Plaintiff, vs.
KAIMUKI REALITY CO. LLC, et al.,
Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 16, 2025, and entered in Case No. 23-CA-014496 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which STAGE POINT CAPITAL, LLC, is the Plaintiff and KAIMUKI REALITY CO. LLC; MORRIS WILLIAMS A/K/A A. MORRIS WILLIAMS are defendants, Victor Crist, Clerk of the Court, will sell to the highest and best bidder for cash in/on https://www.hillsborough.realforeclose.com/index.cfm in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida February 11, 2026, at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

THOSE PORTIONS OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA DESCRIBED AS: THE NORTH 66 FEET OF THE WEST 1/2 THEREOF, LESS AND EXCEPT THE WEST 478 FEET THEREOF: AND THE NORTH 660 FEET OF THE WEST 198 FEET OF THE EAST 1/2 THEREOF: AND THE EAST 15 FEET OF THE WEST 493 FEET OF THE WEST 1/2, LESS AND EXCEPT THE NORTH 660 FEET THEREOF AND LESS AND EXCEPT EXISTING ROAD RIGHT OF WAY FOR THONOTOSASSA ROAD. AND THE SOUTH 60 FEET OF THE NORTH 720 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 493 FEET THEREOF.

PROPERTY ADDRESS: 4906 THONOTOSASSA RD., PLANT CITY, FL 33565

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

See Americans with Disabilities Act

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

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
Email 2: dmiller@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
January 16, 23, 2026 26-00191H

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-008027
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DAKOTA TAYLOR LOWE; et al
Defendants.
TO: DAKOTA TAYLOR LOWE; 1702 JOHNSON POINTE DRIVE PLANT CITY, FL 33566
UNKNOWN SPOUSE OF DAKOTA TAYLOR LOWE; 1702 JOHNSON POINTE DRIVE PLANT CITY, FL 33566
JAMES ARTHUR HICKS; 1702 JOHNSON POINTE DRIVE PLANT CITY, FL 33566
UNKNOWN SPOUSE OF JAMES ARTHUR HICKS; 1702 JOHNSON POINTE DRIVE PLANT CITY, FL 33566

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

LOT 25, BLOCK 1, JOHNSON POINTE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 223 THROUGH 226 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as 1702 JOHNSON POINTE DRIVE, PLANT CITY, FL 33566.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before 01/26, 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.

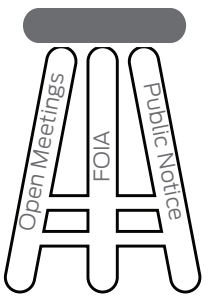
DATED on DEC 19 2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: Patricia Corbin
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
January 16, 23, 2026 26-00115H

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

SUBSEQUENT INSERTIONS

FOURTH 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

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

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

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

Dated 12/11/2025

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

Dec. 26, 2025; Jan. 2, 9, 16, 2026
25-03913H

FOURTH 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

THIRD INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-012955

In re:
VEUU INCORPORATED,
Assignor,
to
LARRY S. HYMAN,
Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

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

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

3. **YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before April 22, 2026.**

Jan. 2, 9, 16, 23, 2026 26-00009H

SECOND 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 - Raaheim, Felix; 2007 - Atkinson, Diamond; 2012 - Dunlap, Roxanne; 2037 - Turpen, Cindy; 2061 - Smith, Toniesha; 2072 - Fecht, Daniel; 2091 - Roberts, Ashlynn; 2126 - Nicol, Jennifer; 2167 - Nonnenberg, Janae; 2190 - Chew, Shawntey D; 2220 - Elamin, Saeed; 3002 - Figueroa, Rosa; 3009 - Haynes, Tamberneisha; 3028 - STEVENSON, Maya; 3062 - Brown, Scott; 3072 - Guiste, Nardine; 3080 - Niziolek, Nathan; 3138 - Brookins, Tynesha; 3162 - Nettles, Eva; 3195 - Homer, Sylvia; 3196 - Cruzado, John; 5011 - Kelly, Rebecca
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:00 AM
Sale to be held at www.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, Davey; A040 - Franz, Mary; A041 - Montez, Courtney; A049 - Crespo, Melissa; A068 - Harvey, Jamal; A075 - kay, Melissa; A079 - Monroe, Kenya; A105 - Trent, Justin David; B202 - Williams, Stephanie; B204 - Matera, Carolyn; B207 - Thomas, Elyse; C339 - Jackson, Lawrence; C349 - Lopez, Ernesto; C357 - clifton, Herman; D443 - Lentz, Tonia; E513 - Ballard, Tonya; E517 - Ducos, Ruth Alvarez; E519 - Welsh, Eric C; E524 - Muldowney, Timothy; E527 - Payrow, Nooshin; E544 - GIRON TIRADO, Francisco; E556 - Woods, Spencer David; E558 - Hart, Kenneth; E564 - Cooper, Jackie; F627 - OConner, Donald; F643 - Toranzo, Audrey; H802 - Edling, Jacob; H804 - sforza, michael; RV07 - Blaylock, Jovie
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
1078 - Francesk, Marku; 1157 - Brown, Rickelle; 1163 - Hall, Sandra; 1338 - Smith, Ramirez; 226 - Moley, Aryanna; 248 - Seigler, Chris; 339 - Dawson-Brown, Desiree; 368 - PALM, KEITH; 736 - Balco, Craig; 807 - Deleon, Maximo; 815 - Dawson, Desirae; 862 - Williams, Allen; 921 - PETRUCCELLI, CHRIS; 931 - Harbart, Tamara; 944 - Moldthan, Wendi; 981 - Lancaster, Byron

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

January 9, 16, 2026 26-00039H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-3807
Division B
IN RE: ESTATE OF DONNA JEAN BROECKER Deceased.

The administration of the estate of Donna Jean Broecker, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Ruth Figueroa
821 Walker Drive
Tampa, Florida 33613
Attorney for Personal Representative:
/s/ Kera E. Hagan
Kera E. Hagan, Esq.
Attorney for Petitioner
Florida Bar Number: 87645
Hagan Law, PLLC
1840 Forest Hill Blvd. Ste 205
West Palm Beach, Florida 33406
Telephone: (561) 688-0098 or 727-203-8018
Fax: (727) 494-7393
E-Mail: KEH@haganlegal.com
Secondary E-Mail:
transcribe123@gmail.com

January 9, 16, 2026 26-00064H

SECOND 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 33615

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

LOT 20, BLOCK 72, TOWN N COUNTRY PARK UNIT NO. 30, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
including the buildings, appurtenances, 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, FL 33487 on or before February 4, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

WITNESS my hand and seal of this Court at Hillsborough, Florida on this 30 day of December, 2025.

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

HOWARD LAW,
Plaintiff's attorney,
902 Clint Moore Road, Suite 220,
Boca Raton, FL 33487

January 9, 16, 2026 26-00068H

SECOND 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-004355
IN RE: ESTATE OF DEREK EUGENE CALVERT, DECEASED.

The administration of the estate of DEREK EUGENE CALVERT, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
DANNA RITCHIE
Personal Representative
c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
C. Hunter Rawls
BATTAGLIA, ROSS, DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33701
(727) 381-2300
FBN: 1024651
Primary Email: hrawl@brdwlaw.com
Secondary Email:mflah@brdwlaw.com

January 9, 16, 2026 26-00103H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003994, Division A
IN RE: ESTATE OF EMILY PEREZ A/K/A EMELIA PEREZ Deceased.

The administration of the estate of EMILY PEREZ a/k/a EMELIA PEREZ, deceased, whose date of death was September 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with 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 9. 2026.

Personal Representative:
Loretta Boudreau
19480 Breyania Drive
Lutz, Florida 33558
Attorney for Personal Representative:
/s/ Debra L. Dandar
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Team@TBELC.com

January 9, 16, 2026 26-00102H

SECOND 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 Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks.

DATED on 12/29/25

Victor Crist
(Name of Clerk)
As Clerk of the Court
By Jennifer Taylor
As Deputy Clerk
Jennifer Taylor
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Brady L. Taylor, Esq.,
Plaintiff's attorney,
Hinshaw & Culbertson LLP,
2811 Ponce de Leon Blvd., Suite 1000,
10th Floor, Coral Gables, Florida 33134

January 9, 16, 23, 30, 2026
26-00045H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
LV10241
Business Observer

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2026 and times indicated below, at www.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, 16, 2026 26-00073H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

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

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

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

Dated 12/11/2025

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

Dec. 26, 2025; Jan. 2, 9, 16, 2026
25-03912H

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

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

SECOND 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 - Yuill, Alex; 1001 - B, Ashia; 1020 - Marie, Jordan; 1027 - Gordon, Rashard; 1030 - Williams, Ruth Anne; 1036 - Collins, Maya; 1053 - Beemer, Natalie; 2019 - Aranguren, Edgar G; 3006 - Ray, Timothy; 3029 - Brooks, Jocelyn; 3044 - Smith, Samuel; 3046 - Brown, Michael; 3052 - Hillary, Erica; 3061 - Postmaa, Esther Brigitte; 3067 - Trent, Darren; 3079 - Zuluaga, Tracy; 4030 - Etoile Dancewear Claypool, Colin; 4039 - Leon, Steve; 5001 - Sheegog, Sylvester; 5003 – Gilbert, Damia
PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 09:50 AM
Sale to be held at www.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, Tyriece; 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, Isaiah; 03147 - Warren, Donald; 03182 - Walcott, Shuqura; 03288 - Williams, Brandon; 03294 - Boggs, Selena; 05007 - Galvan, Kim; 07005 - Parnells, Derrick; 08018 - Kramer, Irene; 09026 - Brown, Ronald; 13100 - Marc, Edlyne; 13166 - Curtis-Thomas, Camille; 13167 - Chavez, Janser
PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 10:10 AM
Sale to be held at www.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, Ashleey; 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.
1013 - Offner, Sarah; 1047 - clemmons, latanya; 1082 - Martin, Shandon; 1089 - Holmes, Keyron; 1119 - Fratello, Caeley; 1144 - Sexton, Lauren A; 1163 - Berrios, Hector; 1171 - Jonea, Lavosha; 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 - Spruell, 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, Nyesha; 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 - Fedrick, Loranzo; 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 - Mclendon, 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, Stephany; 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, Sherrell; L032 - Cotton, Sherrell; 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 - Boadway, 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, Berenite; 0321 - Raines, Syriah; 0350 - Ohara, Tamesha; 0384 - Scofield, Michael; 0393 - Owens, Mignon; 0411 – Palmore, Melinda; 0420 - casteel, Gwendolyn; 0445 - Murphy, Carlous; 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 Uscanga; 0803 - Parker, Nhijza; 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 - Resetar, Andrea; 1297 - Reimert, Audrianna; 132 - Pedroso, Stephanie; 1335 - Miller, Cheryl; 1344 - Tulloch, Dynesta; 1415 - Cole, Carranda; 1423 - Johnson, Melissa; 1486 - Resetar, 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
Time: 11:50 AM
Sale to be held at www.storagetreasures.com.
A007 - hicks, delores; A019 - Jr, Jerome Gordon; A022 - Salter, Valencia; A026 - Ambrose, Zuri; A044 - Matthias, Aaron; B004 - hagin, sonia; B011 - Speed, Terrance; B014 - reddick, harold; B039 - Williams, Nicole; B041 - Mitchell, Lenika; B044 - Lockwood, Alice; B046 - smith, Martravious; B051 - Jones, Yolanda; B058 - thomas, Donta; C005 - thomas, kelly; C013 - Scott, leandrea; C015 - sanchez, Aleah; C017 - Harris, Jerome; C019 - simmons, Johnny; C020 - Gowins, Jalisha; C021 - Nitche, Theresa; C028 - Thurston, Roshaunda; C044 - Oates, Jeffery; C046 - Holmes, Kimberly; C052 - stephens, dwayne; D001 - coffin, raven; D006 - george, Mondranisha; D016 - Murphy, Florence; E005 - spellers, Pamela; E015 - johnson, Yyonny; E018 - Carter, Marie; E031 - carter, Doris; E033 - Torres, Raymond; E043 - Downs, Teresa; E061 - Dallas, Eboni; E062 - Helms, Actavia; E080 - Jean, Jovan; E086 - Johnson, Tawanda; E087 - Hall, Bobby; E089 - williams, Winifred Angela; E102 - Hargrett, Devin; E126 - singletary, teresa; E134 - Thomas, Shamieka; E141 – Deravil, Melinda; E156 - Perez, Anthony; E161 - cheatham, Zacarrah; E178 – Muhammad, Mousa; E192 - Jones, Tommy; E196 - Carter, Crystal; F016 - Latson, Jonya; F017 - Singletary, Marvin; F021 - Cloyd, Lesli; F023 - Roman, Ruth; F034 - Rosario, Ruben; F038 - Reynolds, Jazenne; F046 - martin, everett; F050 - Dudler, Shelia; F067 - Chesser, Christopher; G039 - Stewart, Dontae; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G059 - Kelly, James key; G067 - Syarin shawarma Haiani, Mohamad; G074 - Mode, Olguine; H006 - kelley, Jasmine; H014 - JONES, ANQUENETTE; H029 - Hall, John; H033 - Sanchez, Tiana; H040 - Brooks, Shannon; H041 - Williams, Michael; H048 - Suits, Kaylee; H053 - Daniels, Chanel; H056 - Bennett, Virginia; H057 - scott, Lavontae; H063 - sanders, Amanda; H064 - ELLISON Jr., Samuel; J002 - Nelson, Ken D; J012 - Henry, Zaria; J016 - Loomis, Erin; J017 - Adams, Freddie; J042 - Franklin, Kyliah; J046 - Polanco, Ana; J052 - Baker, Noreen; J061 - Thomas, Laquanza; J064 - Baldwin, Khalia
PUBLIC STORAGE # 23934, 2504 State Rd 60, Valrico, FL 33594, (813) 437-2233
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1301A - Pritchard, Cathy; 2009A - Cantine, Ryan; 4014C - Fletcher, Romain; 4057C - UPTAGRAFFT, JACOB; 4135C - Johnson, Ricky
PUBLIC STORAGE # 29316, 6605 Simmons Loop, Riverview, FL 33578, (813) 725-1769
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
2307 - Lexie, John

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
January 9, 16, 2026 26-00038H

THIRD INSERTION

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-010264
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ROBERT WAYNE HOWELL, et al.,
Defendants.
TO: STEVEN J. HOGAN, SUCCESSOR TRUSTEE OF THE ROBERT WAYNE HOWELL REVOCABLE TRUST DATED JANUARY 25, 2021
18948 N DALE MABRY HWY, STE 102, LUTZ, FL 33548

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 2/10/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 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
25-04198
January 9, 16, 2026 26-00091H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023-CA-012504
GUARANTEED RATE, INC.,
Plaintiff, vs.
ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS, et al.,
Defendant(s),

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure sale entered on December 2, 2025, and the Consent Final Judgment of Foreclosure entered on July 29, 2025, in Case No. 2023-CA-012504 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein GUARANTEED RATE, INC, is Plaintiff, and ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on the 5th day of February, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 1, TIMS WAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGE(S) 191 AND 192, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 6709 West Knights Griffin Road, Plant City, FL 33565 (the "Property").

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate 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 2nd day of December 2025.

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

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Business Observer

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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, Latangalena; 6101 - Haynes, Donnell; 7013 - Soluri, Paul J; 7061 - Hall, Shakeera; 7075 - Soluri, Paul J; 7092 - Broomall, Alistair; 8014 - Harris, Charles; 8056 - Crowley, Jill; 8064 - AD, Scott; 8108 - Obrien, Jessica
PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0103 – Arias, Nobel Boza; 0104 - Rosado, Silva; 0113 - Denis, Stephanie; 0508 - Henderson, Roneil; 0511 - Hernandez, Evelio; 0515 - Grullon, Alberth; 0711 - Ramos, Juan; 0724 - Jules, Mario Giovanni; 0802 - Way, Bernetta; 0833 - Fernandez, Yoel; 1112 - Ortiz, Eric; 1254 - Mitchell, Andre; 1422 - Apolinario, Deivy; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1450 - Espinosa, Aquiles; 1476 - Anchondo, Debra; 1492 - RONDON ALFONSO, HILSE; 1709 - Valdez, Alfredo; 1711 - Cajiao Gonzales, Andres Felipe; 1714 - Johnson, Karen; 9019 – Henderson, Antwan
PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
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, Diamadi; J019 - gandy, Thomas; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA; J049 - Talbott, Brian; J075 – Penalver, Oscar; K005 - Thomas, Eric; K029 - Cruz, Eli; K065 - Clark, Larry
PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
1005 - Guerra Hidalgo, Marielys; 1057 - Duncan, Shannon; 1073 - Green, Tawana Boone; 1094 - Love, MDaezha; 1204 - Gonzalez Mercano, Nicolas; 1230 - Harden, Kevin; 1233 - Vega, Jerry; 1273 - Davis, Ashley; 1282 - Armas, Angel De; 1297 - Fergus, Shyanka; 1301 - Perez, Alexander; 1304 - Cifuentes, Cristina; 1313 - Anderson, Vanilla; 1326 - Calderon, Samira; 1339 - Zamora, Mildrey; 1344 - toussaint, quanae; 1345 - Fieger, Celia; 1353 - Jordan, Breanna; 1400 - Garcia, Ezequiel; 1407 - Lucena, Grace; 2001 - Valentin, Juan; 2065 - Pitchford, Ashley; 2117 - Ramos, Amaya; 2148 - Williams, Gregory; 2159 - Lopez, Randis; 2160 - Thompson, Telisha; 2201 - Jones, Lauren; 2207 - Davis, Ashley; 2268 - White, Omar; 2319 - Quinlan, James; 2329 - Ramos, Amaya; 2333 - Byrd, Willie; 2338 - Durr, Gregory; 2358 - Nunez, Sharlene; 2384 - Barrett, Rojshawn; 2428 - Masudi, Naji; 3001 - Perez, William; 3027 - Suarez, Caridad; 3052 - AMAzing Youth LLC Polite, Barry; 3058 - Guerra, Jeremy; 3059 - Gordon, Tammy; 3064 - sconiers, Johniela; 3070 - lawrence, jalynn; 3089 – Simmons, Myrtis; 3092 - Johnson, Sayonni; 3093 - zuniga, yadixa; 3226 - aristizabal, Zury; 3282 - Carrington, Lisa; 3333 - Hood, Brittanny; 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 G Cabinets Romero, Lidia
PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A005 - Johnson- Streater, Herbrinia; A021 - Green, Darryell; A061 - Stephens, GERMI; B004 - Jenkins, Kennie; B007 - Morales, Abigail; B009 - Joseph, Jasmyne; B056 - Thompson, Roxiann; B058 - Rivera, Sheila; B065 - Fields, Jer'vione; B081 - Munetsi, Jasmine; C017 - Mosley, Andresa; C018 - Bender, Brittany; C040 - Willis, Tamika; C048 - Canfall, Nicole; C055 - PETROSINO, LINDA; C061 - Buckley, Christopher; C071 - Ameele, Philip; C073 - Mavinga, Remy; C089 - White, Justin; C090 - Freeman, Lawren; C093 - Phillips, Tylisa; C100 - Brooks, Amanda; C112 - Puntiel, Johnny; C126 - Figueroa, Nelly; D046 - hassevoort, Kevin; D065C - LeGrand, Shagontha; D072 - Buzek, Brandi; D078 - Jackson, Shamika; D087 - Baker, Sophia; D093 - Mitchell White, Dawn Rochelle; D095 - COTON, NANCY; D100 – Lewis, Jerry; D117 - Simmons, Arnold; D123 - Cunnmings, Dominiqe; D132 - humphery, Martin; E017 - lee, dandre; E024 - Engleberg, Sandra; E046 - williams, darryl; E054 - Marin, Daniel; P005 – Hassevoot, Kevin
PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
1021 - Weaver, Elise; 1034 - Vieira, David; 1038 - Murphy, Diamond; 1045 - Boyt, Kevin; 1064 - Taylor, Naya; 1072 - Lee, LaBithia; 1076 - House, Jammece; 1085 - Wheeler, Jason; 1088 - Marquez, Jorge; 1106 - Gardner, Victoria; 1138 - Chapman, Drosanly; A012 - Lott, Miesha; A014 - Boyle, Shery A; B028 - Malave, Crystal; C006 - MARTINEZ, BRIANA; C026 - Colon, Elizabeth; C056 – Douglas, Laron; C062 - Black, Crystal; D004 - Rivera, Michele; D021 - Fleites, Elisa; D028 - Squire, Anthony; D075 - Kaemmer, Joel; F008 - Eugene, Fritz; F016 - Sudney, Brian; P002 - Heacock, David
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
A019 - Joyal, James; A026 - Qarles, John; A041 - Jackson, Breshaun; B005 - Martinez, Juan; B013 - Obringer, Anya; B041 - ball, chauncey; B060 - Leuck, Matthew; C018 - negron, Aileen; C033 - Mackabee, Sebryna; D032 - Greene, Andrew; D035 - Ingram, TKeyah; D048 - Gee, Corey; E095 - Brooks, Douglas; E103 - Taliaferro, Dudley; E147 - PAUL, ROSELLA; E160 - Reed, Floyd ; G002 - Grant, Donte; G067 - BROXTON, HERMAN; G114 - Guillama, Johennis; G120 - Mitchell, Thomas
PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
A011 - Grates, Charles; A024 - Goodson, Kentyua; A057 - Nadeem, Sayyed; A070 - Eliga, Joslyn; A077 - Rivera, Barbara; B005 - Robinson, Felton; B006 - Thompson, Devonnie; 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, Nerrica; G034 - wright, lajoi; G044 - Long, Shenita; G064 - Park, Tiffney; G076 - osorto, Joel; H003 - Richardson, Edwina; H020 - Mcfadden, Ronnie; H024 - Myers-Dudoit, Tiana; H036 - Lormeau, Ashley; H040 - kelley, Talia; H052 - smith, Denetra; H062 - Winstead, Lamar; H080 - SALEH, SULTAN; I018 - Hall, Courtney; I020 - English, Tyrek; I022 - Pelletier, Christina; I026 - Prescott, Tai; I029 - Elder, Troy; I043 - Daniels, Francisco; I045 - Hammon, Heather; I052 - Lindsey, MarQuesa; I055 - Orfanidis, Antonio; I067 - Espinoza, Jose; J006 - Williams, Amara; J011 - Tatum, Carlos; J028 - Cooper, Christina; J043 - Osman, Maria; J047 - HEDGES, CHARLENE; J065 - hicks, Makayla; J067 - Green, Anita; J073 - Powell, Wilbert; J082 - Perales, Maria; P003 – Avila, Gabriella; P004 – Avila, Gabriella; P045 - miller, casey
PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
0114 - Tucker, Natasha; 0205 - Archie, Katrice; 0234 - Broner, Kristin; 0249 - Wheeler, Latosha; 0265 - Bailey, Moneca D; 0267 - Menovshchikov, Maksim; 0305 - Rojas, Fabian; 0307 - stewart, Kenneal; 0326 - Acklin, Ashley; 0328 - petitfrere-henry, Mirta; 0337 - Bailey, Edward; 0352 - Mcneil, Lashon R; 0362 - RATON, ANNICK; 0370 - Francoise, Ezzairea; 0378 - mc neil, kevin; 0401 - stephens, Tiffany; 0416 - Thames, Clayton; 0430 - BRISTER, Edward; 0434 - Robinson, Michael; 0444 - Woods, SHEILA; 0512 - Jacobs, Marlene; 0538 - washington, tracy; 0548 - James, Trekel; 1008 - Pappas, Alexandria; 1034 - Bishop, Rynise; 1042 - hampton, lionel; 1057 - Jenkins, Charitee; 1111 - Dukes, Phyllis; 1117 – Williams, Michael; 1130 - McDonald, Alaina; 1133 - Broner, Kristin; 1140 - cruz, sintia; 1151 - Tyson, Latasha; 1167 - Bell, Bobbi; 1175 - Ford, Jazsmyn; 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; 1290 - Wooding, Quincy; 1296 - Knighton, Taliyah; 1311 - Jackson, Dakita; 1323 - Mckay, Jade; 1348 - guccio, christopher; 1351 - Pratts, Marelyn; 1354 - Ezzahi, Francheska; 1370 - Singleton, Keneisha; 1383 - Siler, Carmen; 1388 – Britt, Agretta; 1407 - Gomez, Gerica; 1424 - Cobb, Shamika; 1441 - Tunstall, Zariyah; 1443 - Edwards, Edqueisha; 1453 - Hamilton, Yyona; 1454 - gaffney, Kesha; 1461 - Gonzalez, Tinnia; 1464 - thomas, Sheronda; 1471 - Allen, Tomarcus; 1502 - Pressley, Ebony; 1526 - Padilla, Yefry; 1538 - Foster, Eltyneshia; RV004 - Edwards, Jenneh; RV007 - Desir, Lucxon; RV018 - MITCHELLANDERSON, SHERISSEE
PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
0005 - Mavrovich, Marko; 0006B - Lopez, Cristina; 0012D - R, Jackeline Bonilla; 0018 - Patterson, Toni; 0119 - Hoeksema, Justin; 0122 - Fuentes, Yaicel Sosa; 0149 - Carr, Mark; 0158 – Martello, Ashley; 0169 - Kessinger, Osiris; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0238 - Munoz, Mike; 0245 - Moskos, Nick; 0335 - Juan, Kenneth; 0405 - johnson, sonja; 0419 - Dillard, Sean; 0420 - Williams, Deandre; 0421 – Wecal, Jennifer; 0445 - Cruz, Yairelee; 0446 - bloise, hansel; 0506 - STEADMAN II, ANDRE; 0507 - Matzke, James; 0565 - Morris, Shannon; 0649 - Francia, andrea; 0653 - Matthews, John; 0668 - Serrano, Elizabeth; 0669 - Sanchez Suarez, Reynier; 0679 - Mobley, Lace; 0680 - Fritzes, Stephanie; 0681 - Ka, Martrine; 0704B - Leon Ortueta, Diosvany; 0711 - Moskos, Nick; 0807 - Rivera, Antonio; 0810 - Marino, Mark; 0811 - Soho Builders Residential and Commercial Projects Vega, Leidys; 0816 - Diaz, Maria; 1039 - gonzalez, obeidis; 1048 - Thomas, Nakia; 1058 - Suarez, Glenda; 1064 - Arroyo, Ginina; 1101 - Roman, Edwin
PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
A0122 - Walton, Sheena; A0209 – Mitchell Kenyah; A0222 - perez, myrta; A0233 - Tift, Jasheddrik; A0238 - Dorsey, Jaene; A0241 - Luis, Lois; A0250 - Copeland, Chadwick B; A0251 - Daniels, Shandrieka; A0260 – Dominguez, Jose; A0265 - Jackson, Mavis; A0269 - Verret, Jamie; A0296 - Alvarez, Dianelys; A0305 - Cooper, Samson; A0310 - Williams, Don; A0341 - Rangel, Erika; A0403 - Brisita, Mildred; A0414 - Luis, Lois; A0455 - Blakemore, Jahmeer; A0461 - Castillo, Jessie James; A0482 - Dallas, Jacoby; A0493 - floyd, Kristorpher; A0502 - Deck, Kendra; A0523 - Parks, Coleman; A0530 - Thomas, Natalie; A0532 - Simmons, MiKila; A0537 - ward, Elizabeth; A0552 - Concepcion, Melissa; A0565 - Riley, Tamara; B0160 - Williams, Don; C0609 - Garrison, Tara; C0623 - Ramirez, Ashley; C0624 - Hayes, Josephine A; C0627 – Mitchell, Kenyah; C0631 - Way, Robin; C0641 - McGill, Kevin; C0660 - Mannella, Michael; C0684 - Cooper, Kim; C0706 - Myles, Jateajha; C0766 - Pittman, Dwayne; C0773 - Scott, Aliyah; C0776 - Fonseca, Maura; C0779 - Clark-Williams, Danielle; C0785 - Ritchie, Konica
PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1022 - Cruz, Sabrina; 1032 - Royster, Ingrid; 1038 - Grau, Ada; 1126 - Smith, Brittania; 1173 - Cortinas, Giselle; 1241 - Medina, Isdrel; 1256 - Hines, Samuel; 1318 – Harris, Marvin; 1328 - Wallace, ChiQuetta; 1411 - Foster, Kelly; 1417 - Conley, Emily; 1501 - Robles, Dominic; 1522 - Royster, Ingrid; 1529 - crum, A S; 1531 - Barrera, Melanie; 1536 - Stowers, Joshua; 1542 - Clark, Creed; 1544 - Henderson, Orlando S; 1549 - Taylor, Olga; 2008 - Gonzalez, Dennis; 2060 - Macias, Matie; 2117 - James, Aaron; 2123 - Wilson, Shontell; 2126 - Torres, Yanisledy; 2132 - Caruso, Virginia Noel; 2170 - Khatib, Zayn; 2227 - Vila, Daily; 3005 - Sawan, Reem; 3011 - Al-Samkari, Mouhammed; 3021 - Gonzalez, Thalia; 3030 - Chastain, William; 4008 - Garcia, Guillermo; 4101 - LaVoie, Lara; 4400 - Robles, Dominick; 4414 - Francia, Jdyn; 5106 - Collazo, Alex; 5118 - Petit, Alberto; 5123 - HERNANDEZ, VICTOR HERNANDEZ; 5508 - Rutherford, Jason
PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1007 - Rojas, Ezekiel; 1009 - Thomaspetit, Allanda; 1011 - WILLIS, JEFFREY; 1029 - Pearce, Jaclyn; 1035 - Wasserman, Payton; 1078 - Torrey, Melissa; 1083 - Barfield, Joseph; 2083 - zego, Aster; 2092 - walker, christopher; 2124 - Adams, Daryl; 2128 - Castillo, Alex; 3064 - Pickford, Drake; 3094 - Jaynes, Reed; 3114 - Barfield, Joseph; 3128 - DIFALCO, AVA; 4000 - Gardner, Taraneka; 4021 - Culbert, Ryan; 4035 - Tampa Ragdolls Conaway, Stacy; 4047 - Redwood, Hannah; 4096 - Gomez, Yvonne; 5025 - Asongna-Morfaw, Tanka; 5046 - Torres, Marilyn; 5113 - Lyle, Hannah; 5161 - Reid, Jamaal; 5214 - Fathi, Benaissa; 5228 - Simmons, Janessa
PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
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, Geraldo; 1238 - Aviles, Juan; 2012 - Henriquez-Maldonado, Briana-Marie; 2018 - Klapproth, Donald; 2076 - Acevedo, Ruben; 2159 - Weaver, Chris; 2198 - Reinbolt, Meghan; 2214 - Rosa, Yinette; 2241 - jackson, anthony; 2246 - Matos, Marlyn; B011 - Bloomer, Chanti; B013 - Matera, Carolyn

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

SECOND 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://mangrovepointandmangrovemanorcdd.net/.

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of Bruce Allen Thompkins, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
The West Orange Times carries public notices in Orange County, Florida.
LV18237_V34

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

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

The summary administration of the estate of John Michael Edgerton, deceased, whose date of death was June 26, 2019, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL, 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of SHEILA MARGARET HALL, deceased, whose date of death was November 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

MICHAEL VINCENT HALL
Personal Representative
106 Stoney Bar Bluff Road
Grasonville, Maryland 21638
CHRISTOPHER H. NORMAN
Florida Bar No. 821462
MORGAN A. ROBINSON
Florida Bar No. 1038923
Attorneys for Personal Representative
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: mrobinson@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
January 9, 16, 2026 26-00063H

SECOND INSERTION

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

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

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

SECOND 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, Jisiya Dresser, Boxes, Bags, Toys, Bicycles, Desktop Stereo, Furniture, Clothes, Misc. Items; Valley, Denise Generator, Shop Vac, Patio Furniture, Lawn Mower, (2) Weed-eaters, Toolbox, Smoker Grill, Ladder, Cooler, Golf Clubs, Boxes, Patio Furniture, Totes, Barstools, Misc. Items; Thornley, Joshua Inversion Table, Bike, TV, Portable FIreplace, Dresser, Nightstand, Bookshelf, Washer, Dryer, Table, Animal Cages, Totes, Boxes, MIsc. Items; Copas, Mindy Mattress, Dresser, Cabinet, Cedar Chest, Floor Safe, Pressure Washer, Totes, Bags, Weed-eater, Extension Ladder, Clothes, Misc. Items; Santiago, Edgardo 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, 16, 2026 26-00056H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-011414
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
MARGARET M STEPHAN, TRUSTEE OF THE MARGARET M. STEPHAN LIVING TRUST, UNKNOWN BENEFICIARIES OF THE MARGARET M. STEPHAN LIVING TRUST, UNKNOWN SUCCESSOR TRUSTEE OF THE MARGARET M. STEPHAN LIVING TRUST, et al.
Defendants.

TO:
UNKNOWN BENEFICIARIES OF THE MARGARET M STEPHAN LIVING TRUST
CURRENT RESIDENCE UNKNOWN
UNKNOWN SUCCESSOR TRUSTEE OF THE MARGARET M STEPHAN LIVING TRUST
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 the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: December 29, 2025.

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: J
CASE NO.: 16-CA-002809
SECTION # RF
U.S BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL FUNDING MORTGAGE SECURITES I, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S2,
Plaintiff, vs.
UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 29 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 29, HERITAGE ISLES PHASE 2A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 107, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
PROPERTY ADDRESS: 18122 PALM BEACH DRIV, TAMPA, FL 33647

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

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

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

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-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 the following described property as set forth in said Final Judgment, to-wit:.

LOT 5, RIVER RAPIDS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE(S) 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 910 RIVER RAPIDS AVE, BRANDON, FL 33511

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

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

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 3843.000146
January 9, 16, 2026 26-00048H

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Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress BLV. Riverview, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 01/29/2026 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

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

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

January 9, 16, 2026 26-00058H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

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

January 9, 16, 2026 26-00057H

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-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 Driscole, 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 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.

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

DATED on 12/11/2025.

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

Amanda Driscole, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02118
January 9, 16, 2026 26-00101H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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@fljud13.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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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, GRANTEES, 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, GRANTEES, 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@fljud13.org

Dated this 7 day of January, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22-CA-007345
AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE,
Plaintiff, vs.
SHERICA L. COMER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2023, and entered in 22-CA-007345 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and SHERICA COMER; UNKNOWN TENANT #1 N/K/A CHRIS JOHNSON; STATE OF FLORIDA; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY CLERK OF COURT are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on January 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

The street address of which is 8406 CHERRY BRANCH DRIVE, RUSKIN, FL 33573.

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

IMPORTANT

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

Dated this 7 day of January, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-211675 - EuE
January 9, 16, 2026 26-00105H

SECOND 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 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 9, 2026.

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

SECOND 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, 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, 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 order rescheduling 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 ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-003600
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL W. CORSIGLIA A/K/A MICHAEL WARD CORSIGLIA, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2025, and entered in 24-CA-003600 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2 is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL W. CORSIGLIA A/K/A MICHAEL WARD CORSIGLIA, DECEASED; TRISH CORSIGLIA A/K/A TRISH MOORE; AQUA FINANCE, INC.; MIDLAND FUNDING LLC; STATE OF FLORIDA, DEPARTMENT OF REVENUE; MICHELLE NICOLE RAMOS A/K/A MICHELLE N. RAMOS; MICHAEL ANTHONY CORSIGLIA; ROBIN LYNN CORSIGLIA are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on January 26, 2026, the following described property as set forth in said Final Judgment, to wit:

THE EAST 126 FEET OF THE WEST 963 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF FOR ROAD PURPOSES TOGETHER WITH THAT CERTAIN 1977 DOUBLE WIDE MOBILE HOME WITH VIN# 2939A/TITLE # 14220046 AND VIN# 2939B / TITLE# 14220047 AND THAT CERTAIN 1967 MOBILE HOME WITH VIN# 6138/ TITLE # 2516962

Property Address: 9601 RIPLEY RD, THONOTOSASSA, FL 33592

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

IMPORTANT

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

Dated this 7 day of January, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-230669 - ErS
January 9, 16, 2026 26-00106H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-009868
MOSAIC FERTILIZER, LLC, a Delaware limited liability company,
Plaintiff, v.
COASTAL WASTE & RECYCLING, INC., a Delaware corporation; PANCO REAL ESTATE, LLC, a Delaware limited liability company; SHELDON A. MICKELSON, Individually and as Co-Trustee of the SAM Trust Dated December 22, 1997 a/k/a SHELDON A. MICKELSON, Individually and as Co-Trustee of the Sheldon A. Mickelson & Annette C. Mikelson, Co-Trustee or his Successor Trustee under the SAM Trust Dated December 22, 1997; ANNETTE C. MICKELSON, Individually and as Co-Trustee of the SAM Trust Dated December 22, 1997 a/k/a ANNETTE C. MICKELSON, Individually and as Co-Trustee of the Sheldon A. Mickelson & Annette C. Mikelson, Co-Trustee or her Successor Trustee under the SAM Trust Dated December 22, 1997; unknown Successor Trustees of the SAM Trust Dated December 22, 1997; MARIELA SILVA JIMENEZ; the Unknown Spouse of MARIELA SILVA JIMENEZ; TAMPA RECYCLING & AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING & AUTO SALVAGE, an administratively dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against TAMPA RECYCLING & AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING & AUTO SALVAGE; FERNANDO VILLEGAS; MARIA FERNANDA ERAZO; ROBERT D. JONES; VICKI D. JONES; MANLEY R. VANVALKENBURG, JR. a/k/a MANLEY R. VAN VALKENBURG; ROBIN L. VANVALKENBURG a/k/a ROBIN L. VAN VALKENBURG; CHARLES RAMSEY a/k/a CHARLES M. RAMSEY a/k/a CHARLES M. RAMSEY SR.; JOE D. RAMSEY, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOE D. RAMSEY; LONNIE C. PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of LONNIE C. PREVATT; JOYCE PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOYCE PREVATT; EAST BAY RACEWAY, INC., an involuntarily dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against EAST BAY RACEWAY, INC.; U.S. FISH, INC., an involuntarily dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against U.S. FISH, INC.; all other persons claiming by, through, under or against said Defendants; and all other persons or entities having or claiming to have any right, title or interest in and to the real property hereinafter described,
Defendants.

TO: CHARLES RAMSEY a/k/a CHARLES M. RAMSEY a/k/a CHARLES M. RAMSEY SR.
JOE D. RAMSEY, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOE D. RAMSEY
LONNIE C. PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of LONNIE C. PREVATT
JOYCE PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of JOYCE PREVATT
U.S. FISH, INC., an involuntarily dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against U.S. FISH, INC.
TAMPA RECYCLING & AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING & AUTO SALVAGE, an administratively dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against TAMPA RECYCLING & AUTO SALVAGE CORP. a/k/a MR. TAMPA RECYCLING & AUTO SALVAGE

YOU ARE NOTIFIED that an action has been filed against you seeking to quiet title and for deed reformation related to the following described real property located at 6116 Chancey Road, Tampa, Florida, in Hillsborough County, Florida:

The West 227.86 feet of Tract 15, North of the Canal in the Northeast 1/4 of Section 10, Township 30 South, Range 19 East, in SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida; and

The South 88.53 feet of the West 227.86 feet of Tract 10, in the Northeast 1/4 of Section 10, Township 30 South, Range 19 East, in SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida.

and that you are required to serve a copy of your written defenses, if any, to it on CHRISTINA A. HUCKFELDT, STINSON LLP, the Plaintiff's attorney, whose email address is christina.huckfeldt@stinson.com and address is 100 South Ashley Drive, Suite 500, Tampa, Florida 33602, Telephone: (813) 534-7337, on or before February 20, 2026, and to file the original with the Clerk of the Circuit Court, George E. Edgecomb Courthouse, 800 E. Twiggs St., Tampa, FL 33602 or Clerk of the Circuit Court P.O. Box 3360, Tampa, FL, 33601, either before service on the Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: DEC 31 2025.

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

CHRISTINA A. HUCKFELDT,
STINSON LLP,
the Plaintiff's attorney,
christina.huckfeldt@stinson.com
100 South Ashley Drive, Suite 500,
Tampa, Florida 33602,
Telephone: (813) 534-7337
Jan. 9, 16, 23, 30, 2026 26-00100H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 292025CA002843A001HC
DIVISION: H
RF -Section II
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ARWILDA DENISE LOVE; SOUTHSHORE BAY CLUB, LLC; SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 12, 2025, and entered in Case No. 292025CA002843A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ARWILDA DENISE LOVE; SOUTHSHORE BAY CLUB, LLC; SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on February 12, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 14, BLOCK 3, FOREST BROOKE PHASE 4B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 140, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED December 24, 2025.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1475-214340 / TM1
January 9, 16, 2026 26-00097H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-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 GEBI D. GENEMO; GEBI D. GENEMO; JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; ANGELINE MUBANG; ERIC MUBANG; FRED MUBANG A/K/A FREDERICK NKOLO MUBANG; JJ MUBANGA/K/A JOHN BONGJOH MUBANG; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWNN

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-001752
CHAMPIONS FUNDING, LLC,
Plaintiff, vs.
GMAC INVESTMENTS, LLC, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 25, 2025, and entered in 25-CA-001752 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CHAMPIONS FUNDING, LLC is the Plaintiff and GMAC INVESTMENTS, LLC 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 38, TOGETHER WITH A ZERO LOT LINE EASEMENT OVER THE EAST 5.00 FEET OF LOT 37, WALDEN LAKE UNIT 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE(S) 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 1446 WALDEN OAKS PL, PLANT CITY, FL 33563

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

IMPORTANT

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

Dated this 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
24-247404 - NaP
January 9, 16, 2026 26-00107H

SECOND INSERTION

NOTICE OF ACTION
I 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.
AMANDA ELIZABETH HILL; CHAD REX BLANKINSHIP; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA,
Defendants,

TO: AMANDA ELIZABETH HILL and CHAD REX BLANKINSHIP;

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

Lot(s) 85, COPPER CREEK PHASE 1, according to the plat as recorded in Plat Book 124, Pages 176 through 189, of the Public Records of Hillsborough County, Florida.

Parcel I.D No.: U-07-31-20-A02-000000-00085.0 a/k/a 9906 Hound Chase Dr

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before 1/21/2026, (no later than 30 days from the date of first publication of this notice of action), and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Publishing is to take place for two (2) consecutive weeks.

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

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

Signed on this December 16, 2025.
First Publication on January 9, 2026.

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

Shannon L. Zetrouer, Esq.
the Plaintiff's attorney
4100 Central Avenue
St. Petersburg, FL 33711
January 9, 16, 2026 26-00071H

--- ACTIONS / SALES ---

SECOND 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, GRANTEES, ASSIGNORS, 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, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MAE FANNIE BROWN A/K/A MAE BROWN (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
2602 N 19th Street , Tampa , FL 33605

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-CA-007393
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZAKOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 18, 2025 and entered in Case No. 24-CA-007393, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and MOHAMAD ALZAKOOT; UNKNOWN SPOUSE OF MOHAMAD ALZAKOOT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on January 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 19, TEMPLE PARK UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 2nd day of January, 2026.
/s/ Kyle King, Esq.
Bar. No.: 990248
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-01037 NML
V6.20190626
January 9, 16, 2026 26-00077H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-010900
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
ROBERT M. WALKER, et. al.
Defendant(s),
TO: ROBERT M. WALKER, UNKNOWN SPOUSE OF ROBERT M. WALKER,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 3, BLOCK 37, COVINGTON PARK, PHASE 5C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 299, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 02/05/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of DEC 31 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-303803
January 9, 16, 2026 26-00066H

SECOND 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 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 2/10/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 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

SECOND INSERTION

NOTICE OF ACTION AND NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO. 2025-DR-011227
DIVISION: I
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT CHILD MCSWAIN
TO: STEVEN JOHN MCSWAIN
UNKNOWN ADDRESS

A Petition to Terminate Parental Rights Pending Adoption has been filed with the Clerk of Court and you have an interest in this matter as the possible birth father of the child which is the subject matter of this case, born on December 29, 2025, in Fort Smith, Arkansas. You are required to serve a copy of your written defenses, if any, to said action on Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, Florida 33775, and to file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, on or before 2/10/2026, otherwise a default will be entered against you for the relief demanded in the Petition.

There will be a hearing on the petition to terminate parental rights pending adoption before Judge Jeffrey M. Rich on February 25, 2026, at 8:30 a.m., in Room 403, of the Hillsborough County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602. The court has reserved 15 minutes for this hearing.

UNDER SECTION 63.089, FLORIDA STATUES, FAILURE TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE AT (813) 276-8100 (V/TDD) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS.

THIS NOTICE SHALL BE PUBLISHED IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS.

JAN 05 2026

CLERK OF THE CIRCUIT COURT
(SEAL) By: Jessica Saladin
Deputy Clerk

Bryan K. McLachlan, Esq.,
P.O. Box 7427, Seminole, FL 33775
January 9, 16, 23, 30, 2026
26-00095H

SECOND INSERTION

NOTICE OF ACTION AND NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO. 2025-013848
DIVISION I
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT CHILD GABOR
TO: DANYEL THOMASON
LAST KNOWN ADDRESS: 7349 Ulmerton Road, Largo, Florida 33771-4834
CURRENT RESIDENCE UNKNOWN

A Petition to Terminate Parental Rights Pending Adoption has been filed with the Clerk of Court and you have an interest in this matter as the possible birth father of the child which is the subject matter of this case, born on November 11, 2025, in Clearwater, Florida. You are required to serve a copy of your written defenses, if any, to said action on Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, Florida 33775, and to file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, on or before 2/10/2026, otherwise a default will be entered against you for the relief demanded in the Petition.

There will be a hearing on the petition to terminate parental rights pending adoption on February 19, 2026, at 8:30 a.m., before Judge Jeffrey M. Rich in Room 403, of the Hillsborough County Courthouse. The court has reserved 10 minutes for this hearing, and this hearing will be held via Zoom, and the Zoom instructions are as follows:

Zoom Link:
https://zoom.us/j/3704372256
Meeting ID: 370-4372-256

UNDER SECTION 63.089, FLORIDA STATUES, FAILURE TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

THIS NOTICE SHALL BE PUBLISHED IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS.

JAN 05 2026

CLERK OF THE CIRCUIT COURT
(SEAL) By: Jessica Saladin
Deputy Clerk

Bryan K. McLachlan, Esq.,
P.O. Box 7427, Seminole, FL 33775
January 9, 16, 23, 30, 2026
26-00096H

SECOND 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. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 30 day of December 2025.

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 26-00041H

SECOND 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.
VANESSA BEACH; et al.,
Defendants.
TO: VANESSA BEACH; 1706 E POWHATAN AVE TAMPA, FL 33610
UNKNOWN SPOUSE OF VANESSA BEACH; 1706 E POWHATAN AVE TAMPA, FL 33610

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

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 POWHATAN 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, on or 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
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
January 9, 16, 2026 26-00070H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2024-CA-006293
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL2
Plaintiff vs.
DORIS T. SHERMAN; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DORIS T. SHERMAN; JOHN S. SHERMAN; UNKNOWN SPOUSE OF JOHN S. SHERMAN; SERVICE FINANCE COMPANY, LLC; DIAMOND HILL MASTER ASSOCIATION., INC.; DIAMOND HILL SINGLE FAMILY HOMEOWNERS ASSOCIATION., INC; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property,
Defendants

Notice is hereby given pursuant to the final judgment/order entered on January 5, 2026, in the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:

Lot 71 of Diamond Hill Phase 1B Unit 2, according to the plat thereof as recorded in Plat Book 96, Page(s) 26, of the Public Records of Hillsborough County, Florida

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

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

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-010016
NEWREZ 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 UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.
To the following Defendant(s):
ANN WIGGS
(RESIDENCE UNKNOWN)

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

LOT 21, BLOCK 3, BROADMOOR PARK REVISED PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 3917 W State St, Tampa, FL 33609

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 1/27/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act , If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at , , , Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

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

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
January 9, 16, 2026 26-00047H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: C
CASE NO.: 25-CA-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 33578

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

LOT 100, OF SOUTH CREEK PHASES 2A, 2B, AND 2C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 247, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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 default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 2 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
25-03075
January 9, 16, 2026 26-00046H

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-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, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 126, of SPENCER CREEK PHASE 2, according to the Plat thereof as recorded in Plat Book 139, Page 153, of the Public Records of Hillsborough County, Florida..

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 23rd day of March, 2026.

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 31 day of December 2025.

FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
January 9, 16, 2026 26-00060H

SECOND 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 action commenced on or about November 20, 2025, and is now pending as case number 2025-CA-011812 in the Circuit Court in the State of Florida, County of Hillsborough.

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 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 30 day of December 2025.

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 26-00040H

SECOND 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--011053
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 action commenced on or about November 03, 2025, and is now pending as case number 2025-CA-011053 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is:
Stephan Stewart
4431 W. Oklahoma Avenue,
Tampa, FL 33616

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 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 30 day of December 2025.

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

SECOND 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-007452
MIRABAY HOMEOWNERS ASSOCIATION, INC., a Florida not-forprofit 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 ASSOCIATION, INC. is the Plaintiff, and SENDY LIZ, et al., are the Defendants, Clerk of Court Victor D. Crist of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM, on FEBRUARY 5, 2026 the following described property as set forth in said Final Judgment:

Lot 129, Mirabay Parcel 8, according to the map or plat 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 an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.

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

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
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January 9, 16, 2026 26-00076H

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-CA-002352
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2022-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2022-2,
Plaintiff v.
MOHAMAD FAKIH; et al.,
Defendants,

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated October 21, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 9th day of February, 2026, at 10:00 A.M. to the highest and best bidder for cash, at https://www.hillsborough.realforeclose.com. on the following described property:

LOT 26, BLOCK 4, WESTWOOD LAKES PHASE "1A", A SUBDIVISION ACORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 14526 Weeping Elm Drive, Tampa, FL 33626.

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

IMPORTANT

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Hillsborough County ADA Officer at (813) 276-8401 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: December 30, 2025.

BITMAN, O'BRIEN, PLLC
/s/ Christopher O'Brien
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610 Crescent Executive Ct., Suite 112
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Telephone: (407) 815-3110
Facsimile: 407-815-2633
Attorneys for Plaintiff
January 9, 16, 2026 26-00061H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-009984
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ANDRES SOTO, et al,
Defendant(s).
To: ANDRES SOTO
Last Known Address:
9481 Highland Oak Drive, Unit 1807
Tampa, FL 33647
Current Address:
9481 Highland Oak Drive, Unit 1807
Tampa, FL 33647

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

UNIT NO. 1807, THE HIGHLANDS AT HUNTER'S GREEN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. BOOK 12788, PAGE 117, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

A/K/A 9481 HIGHLAND OAK DR TAMPA FL 33647

has been filed against you and you are required to file written defenses by 2/5/2026, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

WITNESS my hand and the seal of this court on this 31 day of December, 2025.

VICTOR D. CRIST
Clerk of Circuit Court and Comptroller
Hillsborough County, FL
(SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-010099
January 9, 16, 2026 26-00069H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-009910
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3,
Plaintiff, v.
MIDTOWN VENTURE GROUP LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 6, 2025 and entered in Case No. 24-CA-009910 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein MIDTOWN VENTURE GROUP LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on March 11, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 9 OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 913 E 122ND AVE, TAMPA, FL 33612 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
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January 9, 16, 2026 26-00086H