

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/12/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below		
Unit 1032	Cesari, Callie	Baby items, Boxes, bags, totes, furniture, toys
Unit 3044	Walker, Mark	House hold goods
Unit 2178	Louaillier, Aimee	House hold goods
Unit 2081	Burgos, Erika	House hold goods

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

January 23, 30, 2026

26-00201H

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 2/12/26 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.		
4-54	BRONSON ALVAREZ	Boxes, Clothing, Suitcases
8-101/102	Jennifer Pacheco	Boxes, Bedding, Clothing, Shelf
A-256	Vassie Jernigan	Appliance, Baby Items, Boxes, Furniture
A-272	MICHAEL SHULTZ	Boxes, Furniture, Cabinet
A-304	Brianna Dugger	Boxes, Baby Items, Furniture, Sports
A-315	William Bascue	Baby Items, Furniture, Sports, Toys, Vanity
A-340	Jeremy Peters	Boxes, Clothing, Tools, Wet Vac
A-349	Christine Ruiz	Artwork, Boxes, Totes
B-456	CHARLES PETERSON	Boxes, Bedding, Christmas decorations
B-4551	Martin Bueno Jr	Baby Items, Bedding, Boxes, Kitchenware, Toys
B-477	Luis Lopez	Boxes, Instruments
B-493	Karen Douglas	Boxes, Furniture, Tools
C-596	Brenda Compton	Boxes, Kitchenware, Furniture, Suitcases, Television
D-738	Ashley Jernigan	Boxes, Bedding, Baby Items, Furniture
F-810	Monya Smith	Boxes, Bedding, Kitchenware, Furniture, Tools, Toys

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 23, 30, 2026

26-00202H

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/12/2026 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.		
UNIT	NAME	CONTENTS
008	Matt Carew	Electronics, boxes
139	La Trell Robinson	Toys, wood
343	Brian Pollock	Boxes, Furniture,Sports items
519	Jazzman Ziegler	Bags, Clothing,Furniture
546	Brian Hillyard	Boxes of new 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) 333-5348.

January 23, 30, 2026

26-00203H

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 Bayshore Bakes located at 3325 Bayshore Blvd in the City of Tampa, Hillsborough, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 17th day of January, 2026	
Ryan Bennett	
January 23, 2026	26-00229H

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 New Mission Brands located at 18015 Sant Angelo Drive in the City of Lutz, Hillsborough, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 15th day of January, 2026	
Nelson Zambito Corporation	
Nelson Zambito	
January 23, 2026	26-00219H

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to E.S. §865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sink & Switch Solutions, located at 10011 N Ninth st, in the City of Tampa, County of Hillsborough, State of FL, 33612, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated this 20 of January, 2026.	
Remigio Baerga	
10011 N Ninth st	
Tampa, FL 33612	
January 23, 2026	26-00250H

FIRST INSERTION	
Fictitious Name Notice	
Notice is hereby given that DUCTS ALL DONE LLC, OWNER, desiring to engage in business under the fictitious name of DUCTS ALL DONE COMMERCIAL KITCHEN HOOD CLEANING located at 13367 ARBOR POINTE CIRCLE, UNIT 202, TAMPA, FLORIDA 33317 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 23, 2026	26-00228H

FIRST 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 02/12/2026 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.		
A015	Kayla Wooten	Artwork, boxes, electronics, furniture, lamps
A031	Te Qiantris Jennings	Furniture
A066	Courtenay Mayhue	Bedding, furniture
A105	viva Shazell	Bedding, boxes, bags, totes, furniture
A130	Phealandrea Salter	Boxes, bags, totes, clothing, sports, outdoors
A225	Winstin Joseph	Boxes, bags, totes, electronics, kitchenware, furniture
A247	Jose Sanchez	Boxes, bags, totes, electronics, kitchenware furniture

B001	Anthony Bradley	Boxes, totes, electronics, furniture, sports, trampoline, bicycle
B008	Emmanuel Nanji	Appliances, boxes, bags, totes, furniture
B089	Joseph Hillard	Books, files, clothing, electronics
B123	Hector Giral-d-Gomez	Bedding, boxes, bags, totes, clothing, electronics, furniture, tools
B148	Krychonda Baldwin	Boxes, bags, totes, artwork, furniture
C020	Michelle Tokos	Boxes, bags, totes, furniture, lamps
C023	Troy Ellis	Bedding, boxes, clothing, electronics, shoes
C044	Salie Mirra	TV
D111	Joe Andersen III	Boxes, bags, totes, baby items
D146	Andrea Allen	Boxes
D173	PRAVEEN SIKARWAR	Bedding, boxes, bags, totes, furniture, lamps, sports
D182	ALLEN BROWN Jr	Appliances, artwork, baby items, bedding, boxes, clothing, collectibles, electronics, kitchenware, tools, lamps, CDs, DVDs, sports equipment, toys
D208	Ryan Culpepper	Bedding, furniture, electronics
		Baby items, bedding, boxes, bags, totes, furniture, sports, toys

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 23, 30, 2026

26-00204H

FIRST INSERTION	
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS	
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT	

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on February 12, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Stephanie DeLuna, District Manager

January 23, 2026

26-00222H

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
The following personal property of Karen L. McElroy and Louis Joseph Horkan will on 11th day of February 2026 at 10:00 a.m., on property at 203 Poolside Drive, Lot #203, Tampa, Hillsborough County, Florida 33613, in Rose Lake Estates, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:	
Year/Make: 1996 CLAS Mobile Home	
VIN #s: JACFL17292A/B	
Title #s: 70437271/70437272	
And All Other Personal Property Therein	
PREPARED BY:	
Rosia Sterling	
Lutz, Bobo & Telfair, P.A.	
2155 Delta Blvd, Suite 210-B	
Tallahassee, Florida 32303	
January 23, 30, 2026	26-00257H

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 BEAN & BERRY CAFE located at 401 EAST JACKSON STREET, UNIT 102 in the City of TAMPA, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 20th day of January, 2026	
TSSL DOWNTOWN TAMPA LLC	
Joe W. Boyd, II	
January 23, 2026	26-00251H

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-005929	
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. GWENDOLYN R. PERRY, et al. Defendant(s).	
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 10, 2025, and entered in 24-CA-005929 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 GWENDOLYN R. PERRY; JAMES C. PERRY; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST 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 09, 2026, the following described property as set forth in said Final Judgment, to wit:	
THE FOLLOWING DESCRIBED LAND SITUATED, LYING AND BEING IN THE COUNTY OF HILLSBOROUGH AND STATE OF FLORIDA, TO WIT: LOT 28, BLOCK A OF BRANDON BROOK PHASE IX A AND B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.	

FIRST INSERTION	
NOTICE OF PUBLIC SALE:	
NOTICE IS HEREBY GIVEN THAT ON 02/16/26 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.	
NAME: CAR REVIVAL LLC JN-1BJ1AW2MW449698 2021 NISS 9889.60 TEL:813-697-1791 MV#: MV112187 LOCATION: 7216 BENJAMIN RD, TAMPA, FL 33634/	
NAME: GALANO BODY SHOP INC 5XYP5DGC7SG639433 2025 KIA 19629.74 TEL:813-697-1791 MV#:MV115199 LOCATION: 3908 E 10TH AVE, TAMPA, FL 33605	
NAME: DM AUTO LLC 30437N207468 1963 CHEV 2750.00 / 1HGC2F35DA232191 2013 HOND 2708.25 TEL:813-697-1791 MV#:MV92582 LOCATION: 5018 N GRADY AVE, TAMPA, FL 33614/	
NAME: LOS HERMANOS TEJEDA LLC 1HGCV1F48MA119110 2021 HOND 13627.44 TEL:813-697-1791 MV#:MV103134 LOCATION: 6001 JOHNS RD STE 541, TAMPA, FL 33634/	
NAME: JORDAN AUTO SALES LLC WDZPE7CC6E5908428 2014 MERZ 11468.97/ 5FNYF8H-27KB012379 2019 HOND 8544.02 TEL:813-697-1791 MV#:MV115636 LOCATION: 1104 S 78TH ST, TAMPA, FL 33619-4752/	
NAME:PRESTIGE EUROPEAN SERVICES LLC WBAFU7C58D-DU73039 2013 BMW 1584.87 MV#: MV101488 LOCATION: 1017 S 82ND ST, TAMPA, FL 33619/	
NAME: QUINT GARAGE LLC 5XYPG4A34HG246274 2017 KIA 5129.58 TEL:813-697-1791 MV#:MV112614 LOCATION: 6539 W HILLSBOROUGH AVE TAMPA, FL 33634/	
NAME: CACHIMBA BODYSHOP LLC 3C6TRVBG7JE155526 2018 RAM 5293.17/1FMCU0J90FUB74873 2015 FORD 9238.97 TEL:813-697-1791 MV#:MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614/	
NAME: TMT AUTO REPAIR LLC 3C6TRVAG1JE122720 2018 RAM 7881.92 TEL:813-697-1791 MV#: MV109899 LOCATION: 4402 DEVONSHIRE RD TAMPA, FL 33634/	
NAME: FONTENANCY AUTO REPAIR LLC KL79MPSL5RB174477 2024 CHEV 12461.61 TEL:813-697-1791 MV#:MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635/	
January 23, 2026	26-00224H

FIRST INSERTION	
Property Address: 327 COUNTRY VINEYARD DR, 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 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 20 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	
23-091745 - NaP	
January 23, 30, 2026	26-00242H

FIRST INSERTION	
HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING	

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, February 10, 2026, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

January 23, 2026

26-00238H

FIRST INSERTION	
NOTICE OF WORKSHOP OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT	

NOTICE IS HEREBY GIVEN that the Waterset Central Community Development District (the "District") will hold a Workshop (the "Meeting") of its Board of Supervisors (the "Board") on February 4th, 2026, at 5:30 p.m. at The Waterset Club located at 7281 Paradiso Dr, Apollo Beach, Florida 33572.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna, District Manager

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

January 23, 2026

26-00239H

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

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

Rarely do consumers specifically search online for public notices.

LV18237_V12

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the “Board”) of the Waterset South Community Development District (the “District”) will hold public hearings on **February 12, 2026, at 10:00 a.m., at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District’s District Engineer’s Report Supplement to Master Capital Improvement Plan, dated December 12, 2025 (the “CIP”). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 (the “District Manager’s Office”).

Also, on **February 12, 2026, at 10:00 a.m.**, the Board will hold a regular public meeting to consider matters related to the special assessments and any other business that may lawfully be considered by the District. The meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting or hearings may be continued to a date, time, and place announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements (the “Improvements”) are currently expected to include, but are not limited to, residential roadways, water, reclaimed water, wastewater, stormwater management, drainage and earthwork, Waterset Boulevard buffer public landscaping/irrigation, internal public landscaping/irrigation, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager’s Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District’s Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026, (the “Assessment Report”), which is on file and available during normal business hours at the District Manager’s Office. The Assessment Report identifies each tax parcel identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Assessment Unit (the “EAU”). The EAU factor per land use type is explained in more detail in the Assessment Report. The Assessment Report allocates the District’s total anticipated debt over certain developable property included in the development plan for lands within the Assessment Area, as described in the Assessment Report. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District’s assessments will be levied against lands within the Assessment Area. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$170,835,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

TABLE 8: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS ⁽¹⁾					
PRODUCT	UNITS	EAU	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾ PER UNIT INSTLMT.
CONVENTIONAL					
Townhome 20'	132	0.40	\$4,598,274	\$34,835	\$374,600
Townhome 24'	72	0.48	\$3,009,779	\$41,802	\$245,193
Cluster Detached 31.25'	76	0.63	\$4,136,705	\$54,430	\$336,998
Single Family 40'	395	0.80	\$27,519,974	\$69,671	\$2,241,925
Single Family 50'	490	1.00	\$42,673,377	\$67,069	\$3,476,402
Single Family 60'	256	1.20	\$26,753,595	\$104,506	\$2,179,491
Single Family 70'	128	1.40	\$15,606,264	\$121,924	\$1,271,370
AGE QUALIFIED					
Duplex/Paired Villa	100	0.72	\$5,943,005	\$59,430	\$484,149
Single Family 50'	253	1.00	\$20,883,060	\$82,542	\$1,701,246
Single Family 60'	199	1.20	\$19,710,967	\$99,050	\$1,605,761
TOTAL	2,101		\$170,835,000		\$13,917,135

(1) Represents maximum assessments based on allocation of the aggregate CIP costs. Actual imposed amounts expected to be lower.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Hillsborough County collection costs/payment discounts, which may fluctuate.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments may be collected on the Hillsborough County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
Exhibit A: Resolution 2025-05 - Combined Resolution Declaring Master Assessments & Setting Public Hearing (2026 Boundary Amendment)
Exhibit B: District Map

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

[2026 BOUNDARY AMENDMENT]

WHEREAS, approximately 69.411 acres of land (the “New Lands”) are anticipated to be added within the boundaries of the Waterset South Community Development District (the “District”) pursuant to Ordinance anticipated to be adopted by the Hillsborough County Board of County Commissioners on January 12, 2026; and

WHEREAS, the New Lands were always planned to be added to the District; and

WHEREAS, the Board of Supervisors (the “Board”) of the District has previously determined through Resolutions 2022-27, 2022-28 and 2022-30 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s District Engineer’s Report, Supplement to Master Capital Improvement Plan, dated December 12, 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the New Lands benefit from the District’s improvement plan; and

WHEREAS, the District has previously determined it in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development Districts Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the New Lands, the amount of those benefits, and that special assessments will be made against the New Lands in proportion to the benefits received as set forth in the Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied on the New Lands will not exceed the benefit to the New Lands.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT:

- Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- Assessments shall be levied against the New Lands to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. The total estimated cost of the Improvements is \$131,625,212.18 (the “Estimated Cost”).

5. The Assessments against the lands within the District, inclusive of the New Lands, will defray approximately \$170,835,000.00 which amounts include a portion of the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve

6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the New Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

7. The Assessments shall be levied against the New Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Assessments are levied and confirmed against the New Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the New Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

11. There is hereby declared a public hearing to be held at 10:00 a.m. on February 12, 2026, at 2700 South Falkenburg Road, Suite 2745 Riverview, Florida 33578, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571.

12. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Hillsborough County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

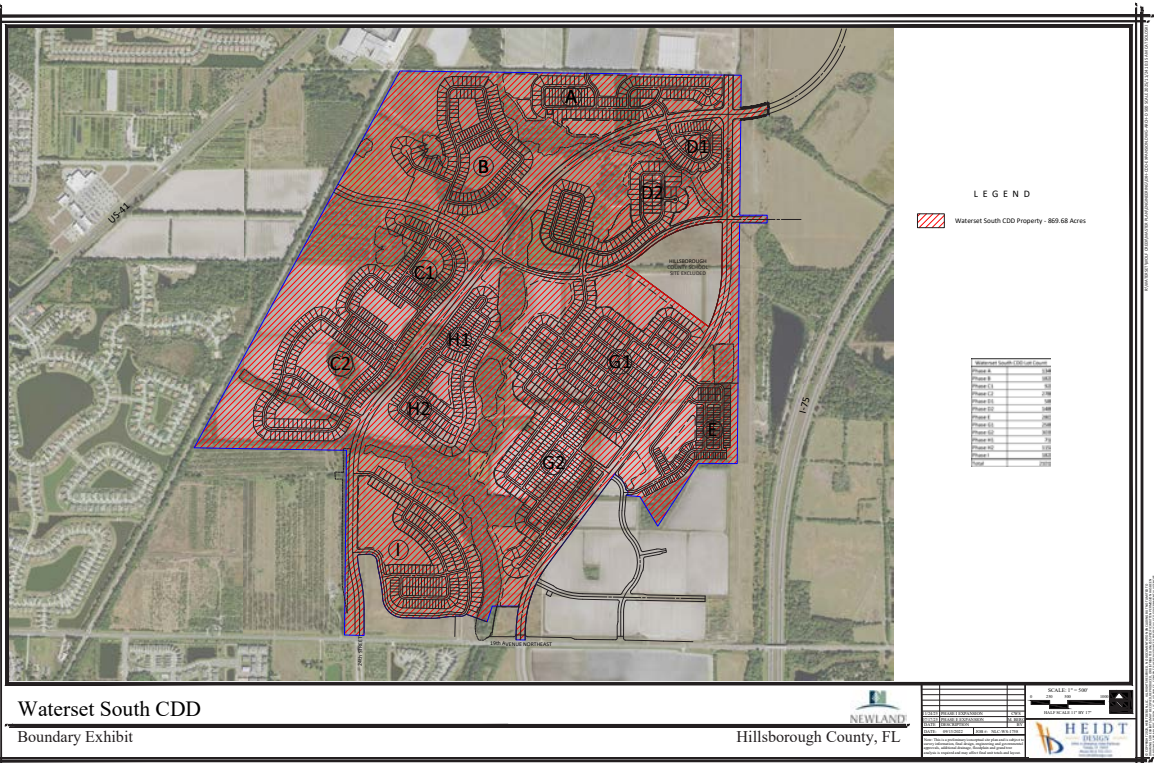
13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Hillsborough County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of January, 2026.

ATTEST:	WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
/s/ Stephanie DeLuna Secretary / Assistant Secretary	Deneen Kelenke, Board of Supervisors

Exhibit A: District Engineer’s Report, Supplement to Master Capital Improvement Plan, dated December 12, 2025
Exhibit B: Second Amendment to Master Special Assessment Allocation Report, dated January 8, 2026



SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1U20906_V33

ESTATE

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 26-CP-000012 DIVISION: A IN RE: CAROLYN PHILBECK KELSEY Deceased.</div> <div><p>The administration of the estate of CAROLYN PHILBECK KELSEY a/k/a CAROLYN P. KELSEY, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-000012; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.</p><p>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS January 23, 2026.</p><div>Personal Representative DEBRA KELSEY HALL 4502 Rolling Green Ln. Tampa, FL 33618 Attorneys for Personal Representative D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: service@linslawgroup.com January 23, 30, 202626-00208H</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 25-CP-003432 DIVISION: B IN RE: BRENDA KUYKENDALL KINLEY Deceased.</div> <div><p>The administration of the estate of BRENDA KUYKENDALL KINLEY, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-003432 ; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.</p><p>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS January 23, 2026.</p><div>Personal Representative EDWARD LEWIS KINLEY 4207 West Barcelona Street Tampa, FL, 33629 Attorneys for Personal Representative D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: service@linslawgroup.com January 23, 30, 202626-00209H</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-000046 Division: B IN RE: ESTATE OF IVONNE A. WALTON, Deceased.</div> <div><p>The administration of the Estate of Ivonne A. Walton, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>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.</p><p>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.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><div>Personal Representative: Karen Burke 6909 N. Highland Avenue Tampa, Florida 33604 Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com January 23, 30, 202626-00243H</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 25-CP-003429 IN RE: ESTATE OF WILLIAM J. KARDASH, SR., Deceased.</div> <div><p>The administration of the estate of WILLIAM J. KARDASH, SR., 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 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>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.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><div>Personal Representative: MARY ANN SHEA 11 Creekside Drive Wilkes-Barre, Pennsylvania 18640 Attorney for Personal Representative: JENNIFER L. TERRANA, ESQ. Florida Bar Number: 77648 1262 Dr. Martin Luther King Jr. St. N. St. Petersburg, FL 33705 Telephone: (727) 270-9004 E-Mail: terranalaw@gmail.com January 23, 30, 202626-00214H</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000074 Division: B IN RE: ESTATE OF DAVID R. STAHL Deceased.</div> <div><p>The administration of the estate of DAVID R. STAHL , deceased, whose date of death was November 24, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><div>Personal Representative: D. Russell Stahl Jr (Jan 16, 2026 12:12:38 EST) David Russell Stahl Jr. 1108 Belladonna Dr. Brandon, FL 33510 Attorney for Personal Representative: AMBER JOAN BELZ, ESQUIRE Florida Bar Number: 112384 955 E. Del Webb Blvd. Suite 101B Sun City Center, FL 33573 Telephone: (813) 296-1296 E-Mail: attorneybelz@belzlegal.com Secondary E-Mail: paralegal@belzlegal.com January 23, 30, 202626-00223H</div></div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000175 Division PROBATE IN RE: ESTATE OF SHARON BERMAN Deceased.</div> <div><p>The administration of the estate of Sharon Berman, 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 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.</p><p>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.</p><p>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.</p><p>The personal representative has no duty to discover whether any property</p></div>	<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is 1/23/2026</p> <div>Personal Representative: David Berman 106602 1st St. Riverview, Florida 33569 Attorney for Personal Representative: Teresa K. Bowman, Esq. Attorney for the Personal Representative Florida Bar Number: 0021453 Teresa K. Bowman P.A. 3277 Fruitville Rd., Suite D-2 Sarasota, FL 34237 Telephone: (941) 735-5200 Fax: (941) 234-0604 E-Mail: tkbowman@tkbowmanpa.com Secondary E-Mail: liz@tkbowmanpa.com January 23, 30, 202626-00244H</div>
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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.

LV 10237-V04

--- ESTATE ---

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 2025-CA-010042
NATIONSTAR MORTGAGE LLC
Plaintiff, vs.
JUANITA BURNS, et al.,
Defendants.
To ANGELA S BURNS
6044 FAUNA LANE,
APOLLO BEACH, FL 33572
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage covering
the following real and personal
property described as follows, to-wit:
LOT 24, BLOCK 3, APOLLO
BEACH UNIT ONE - PART
TWO, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
34, PAGE(S) 41, OF THE PUB-
LIC RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA

has been filed against you and you are
required to file a copy of your written
defenses, if any, to it on Orlando De-
Luca, Deluca Law Group, PLLC, 2101
NE 26th Street, Fort Landerdale, FL
33305 and file the original with the
Clerk of the above-styled Court on or
before 02/23/2026 30 days from the
first publication, otherwise a Judgment
may be entered against you for the relief
demanded in the Complaint.

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

WITNESS my hand and seal of said
Court on the day of JAN 16 2026, 2026
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Patricia Corbin
Deputy Clerk

DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
25-06813
January 23, 30, 2026 26-00247H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-CP-004343
Division U
IN RE: ESTATE OF
GERTRUDE WILMA HINSCH,
Deceased.

The administration of the estate of
Gertrude Wilma Hinsch, deceased,
whose date of death was December 5,
2025, is pending in the Circuit Court for
Hillsborough County, Florida, Probate
Division, the address of which is George
E. Edgecomb Courthouse, 800 Twiggs
Street, Tampa, Florida 33602. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 spec-
ified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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 23, 2026.

Personal Representative:
Eleanor V. Czyzewski
324 S. Burlingame Avenue
Temple Terrace, FL 33617
Attorney for Personal Representative:
Brenda S. Taylor, Esq.
Florida Bar No. 778079
100 S. Ashley Drive, Ste. 890
Tampa, Florida 33602
Telephone: (813) 494-3359
btaylorseq@outlook.com
January 23, 30, 2026 26-00249H

FIRST INSERTION

Notice of Workshop Meeting
Westchester Special Dependent
District

A budget workshop meeting of the
Board of Supervisors of the Westchester
Special Dependent District will be held
on Monday, February 2, 2026, at 6:00
p.m. at the Maureen B. Gauzza Re-
gional Library, 11211 Countryway Boul-
levard, Tampa, FL 33626, to discuss the
budget and business items of the West-
chester Special Dependent District.

The agenda for this meeting may be
viewed on the District's website at
least 2 days before the meeting at
https://www.westchestersdd.org/, or
may be obtained by contacting the
District Manager's office via email
aaninipot@inframark.com or via
phone at (656) 207-2410. This meeting
may be continued to a date, time, and
place to be specified on the record at the
meeting. There may be occasions when
Supervisors or staff will participate by
communication media technology.

Pursuant to provisions of the Ameri-
cans with Disabilities Act, any person
requiring special accommodations in
order to access and participate in the
special meeting because of a disabil-
ity or physical impairment should con-
tact the District Manager's Office at
least forty-eight (48) hours prior to
the special 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
action taken at the meetings is advised
that they will need a record of the pro-
ceedings and, accordingly, may need
to ensure that a verbatim record of the
proceedings is made, including the tes-
timony and evidence upon which such
appeal is based.

Alize Aninipot, District Manager
January 23, 2026 26-00266H

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 23-CA-014910
CWS INVESTMENTS, INC.,
Plaintiff, VS.
CHRIS HALL; MAXI HALL; MV
REALTY PBC, LLC; CYPRESS
CREEK OF HILLSBOROUGH
HOMEOWNERS
ASSOCIATION, INC.; ANY AND
ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEWISEES, GRANTEEES, OR
OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale

FIRST INSERTION

POND AVE, LUTZ, FL 33549

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 ac-
cordance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILITY
ACT: If you are a person with a dis-
ability 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 re-
quest 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 Ac-
commodations Form and submit to 800
E. Twiggs Street, Room 604 Tampa, FL
33602. Please review FAQ's for answers
to many questions. You may contact
the Administrative Office of the Courts
ADA Coordinator by letter, telephone
or e-mail: Administrative Office of
the Courts, Attention: ADA Coordina-
tor, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing Impaired: 1-800-955-8771, Voice
impaired: 1-800-955-8770, e-mail:
ADA@fljud13.org

Dated this 20 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
24-174426 - NaP
January 23, 30, 2026 26-00241H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24CA004592
DIV. C
LOAN FUNDER LLC, SERIES
41458,
Plaintiff, vs.
BRIDGEPORT PROPERTIES,
LLC, a Florida Limited Liability
Company; ANGEL SANTOS; SUN
LAKES PROPERTY OWNERS'
ASSOCIATION, INC.; ALL
UNKNOWN TENANTS AND
PERSONS IN POSSESSION,
Defendants.
NOTICE IF HEREBY GIVEN that
pursuant to a Final Judgment of Fore-
closure entered on January 7, 2026
in the Civil Case No. 24CA004592 of
the Circuit Court of the Thirteenth
Judicial Circuit in and for Hillsborough
County, Florida, wherein the Clerk
of the Court, Victor D Crist, will on
FEBRUARY 10, 2026 at 10:00 a.m.
(EST), offer for sale and sell at public
outcry to the highest and best bidder
for cash at http://www.hillsborough.
realforeclose.com/ in accordance with
Chapter 45, Florida Statutes for the
following described property situated
in Hillsborough County, Florida:
LOT 11, BLOCK 4, SUN LAKES
SUBDIVISION, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 52, PAGE 17, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
Property address: 1620 Bentwood
Drive, Sun City Center, Florida
33573
ANY PERSON CLAIMING AN IN-

will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on March 17, 2025 in Civil Case
No. 23-CA-014910, of the Circuit Court
of the Judicial Circuit in and for Hills-
borough County, Florida, wherein, CWS
INVESTMENTS, INC. is the Plaintiff,
and CHRIS HALL; MAXI HALL; MV
REALTY PBC, LLC; CYPRESS CREEK
OF HILLSBOROUGH HOMEOWN-
ERS ASSOCIATION, INC.; ANY AND
ALL UNKNOWN PARTIES CLAIM-
ING BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO
ARE NOT KNOWN TO BE DEAD
OR ALIVE, WHETHER SAID UN-
KNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEWISEES, GRANTEEES, OR OTHER
CLAIMANTS are Defendants.
The Clerk of the Court, Victor Crist
will sell to the highest bidder for cash
at www.hillsborough.realforeclose.com
on March 9, 2026 at 10:00:00 AM EST
the following described real property as
set forth in said Final Judgment, to wit:

FIRST INSERTION

LOT 15, BLOCK 7, CYPRESS
CREEK PHASE 2, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 109, PAGE 282,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.

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

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs any accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the ADA Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before

the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
Dated this 12th day of January, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman,
E=zullman@aldridgepite.com
Reason: I am the author of this
document
Location:
Date: 2026.01.12 10:45:50-05'00'
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1703-002B
January 23, 30, 2026 26-00233H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
UCN: 292025CA010214A001HC
CASE NO.: 25-CA-010214
SKYWAY CAPITAL
MANAGEMENT, LLC., a Florida
limited liability company,
Plaintiff, vs.
FABI TAQUERO, LLC., a
Florida limited liability company,
FLAVIANO MEJIA TREJO, STATE
OF FLORIDA, AND ANY KNOWN
AND/OR UNKNOWN TENANTS.
Defendants.
NOTICE IS GIVEN that, pursuant to a
Uniform Final Judgment of Foreclosure
dated the 20th day of January, 2026
in CASE NO.: 25-CA-010214 of the
Circuit Court of Hillsborough County,
Florida, in which SKYWAY CAPITAL
MANAGEMENT, LLC. is the Plaintiff
and FABI FABI TAQUERO, LLC., a
Florida limited liability company, FLA-
VIANO MEJIA TREJO, STATE OF
FLORIDA, AND ANY KNOWN AND/
OR UNKNOWN TENANTS, are the
Defendants, VICTOR CRIST, Hillsbor-
ough County Clerk of Court, will sell to
the highest and best bidder for cash on-
line at www.hillsborough.realforeclose.
com on MARCH 26, 2026 at 10:00
a.m. or as soon possible thereafter, the
following described property set forth
in the Order of Final Judgment:
LOT 42, BLOCK 1, MARJORY
B HAMNER'S RENMAH SUB-
DIVISION, AS PER MAP OR

PLAT THEREOF IN PLAT
BOOK 26, PAGE 118, OF THE
PUBLIC RECORDS OF HILL-
SBOROUGH COUNTY, FLOR-
IDA.
a/k/a 1705 W. Powhatan Ave,
Tampa, Florida 33603

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 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 Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
Dated this the 20 day of January,
2026.
Steven W. Moore, Esquire
8240 118th Avenue North, Suite 300
Largo, Florida 33773
(727) 395-9300
FBN:0982660/SPN:01530027
Primary email:
steven@stevenmoorepa.com
Secondary email:
kathy@stevenmoorepa.com
January 23, 20, 2026 26-00258H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO: 25-CA-003465
AVAIL 3 LLC, A DELAWARE
LIMITED LIABILITY COMPANY,
Plaintiff, vs.
THE HEIRS AND OR DEWISEES
OF ALICE E. DAVIS; JOHNNIE
ALVIN DAVIS; ANNIE RUTH
DAVIS A/K/A ANNIE RUTH COBB;
CLERK OF THE COURT OF
HILLSBOROUGH COUNTY;
STATE OF FLORIDA; AND ALL
OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE ALL
OTHER PERSONS CLAIMING BY,
THROUGH OR UNDER ANY OF
THE NAMED DEFENDANT AND
ANY OTHER PERSONS
CLAIMING AN INTEREST IN
THE REAL PROPERTY WHICH
IS THE SUBJECT MATTER OF
THIS ACTION BY AND THROUGH
OR UNDER OR AGAINST THE
NAMED DEFENDANTS HEREIN;
UNKNOWN TENANT #1 AND
UNKNOWN TENANT #2, IF ANY,
Defendant(s).
NOTICE is hereby given pursuant to
the Uniform Final Judgment of Fore-
closure dated October 27, 2025 and
the January 16, 2026 Order Granting
Plaintiff's Motion to Cancel and Re-
schedule the January 28, 2026 Fore-
closure Sale, and entered in Case No.
25-CA-003465, of the Circuit Court
of the 13th Judicial Circuit in and for
Hillsborough County, Florida, wherein
Avail 3 LLC, a Delaware limited li-
ability company is the Plaintiff and
THE HEIRS AND OR DEWISEES OF
ALICE E. DAVIS; JOHNNIE ALVIN
DAVIS; ANNIE RUTH DAVIS A/K/A
ANNIE RUTH COBB; CLERK OF
THE COURT OF HILLSBOROUGH
COUNTY; STATE OF FLORIDA; AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH, UN-
DER OR AGAINST THE ALL OTHER
PERSONS CLAIMING BY,
THROUGH OR UNDER ANY OF
THE NAMED DEFENDANT AND
ANY OTHER PERSONS CLAIM-
ING AN INTEREST IN THE REAL
PROPERTY WHICH IS THE SUB-

JECT MATTER OF THIS ACTION
BY AND THROUGH OR UNDER
OR AGAINST THE NAMED DEFEN-
DANTS HEREIN; UNKNOWN TEN-
ANT #1 AND UNKNOWN TENANT
#2, IF ANY, are Defendants. The Clerk
of this Court, Victor D. Crist, 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
FEBRUARY 25, 2026, the following
described property as set forth in said
Final Judgment, to wit:
The East 50 feet of the West
153.9 feet of the South 100 feet
of Lot 19, FOREST HEIGHTS,
according to the plat thereof as
recorded in Plat Book 26, Page
42, Public Records of Hillsbor-
ough County, Florida.
With a street address of: 4219 W.
Green Street, Tampa, FL 33607.
ANY PERSON OR ENTITY CLAIM-
ING AN INTEREST IN THE SUR-
PLUS, IF ANY, RESULTING FROM
THE FORECLOSURE SALE, OTHER
THAN THE PROPERTY OWNER
AS OF THE DATE OF THE LIS
PENDENS, MUST FILE A CLAIM
ON SAME WITH THE CLERK OF
COURT WITHIN 60 DAYS AFTER
THE FORECLOSURE SALE.
If you are a person with a disability
who needs an accommodation, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. To request
such an accommodation, please contact
the Thirteenth Judicial Circuit ADA
Coordinator at the George E. Edgecomb
Courthouse, 800 E. Twiggs St., Room
604, Tampa, FL 33602; Phone: (813)
272-5894 at least seven working days
of the date of the service is needed; if
you are hearing or voice impaired, call 711.
DATED January 16, 2026.
By: /s/ Vivian A. Jaime
Vivian A. Jaime, Esq.
FBN 174771
Submitted by:
Vivian A. Jaime, Esq.
RITTER, ZARETSKY, LIEBER &
JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: 305-372-0933
E-mail: Vivian@rzllaw.com and
Denise@rzllaw.com
January 23, 30, 2026 26-00234H

OFFICIAL
COURTHOUSE
WEBSITES

123 100%

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH
COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

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ACTIONS / SALES

FIRST INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.:25-CC-008632 Div. S HAWKS POINT HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. JOSEPH GALLUCI AND 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:</p> <p>Lot 250, Hawks Point- Phase 1B-1, according to the map or plat thereof, as recorded in Plat Book 115, Page(s) 180 through 184, inclusive, of the Public Records of Hillsborough County, Florida.</p> <p>at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the</p>
<p>13th day of February, 2026.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>DATED this 19 day of January, 2026.</p> <p>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 23, 30, 2026 26-00236H</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 13-CA-000581 UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII, Plaintiff, vs. Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Gloria J. Tucker a/k/a Gloria Jean Jones Tucker, (Deceased), et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 13-CA-000581 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII is the Plaintiff and Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Gloria J. Tucker a/k/a Gloria Jean Jones Tucker, (Deceased); Any and All Unknown Parties Claiming by, Through, Under and Against the Herein Named Individual Defendant(s) who are not Known to be Dead or Alive, Whether said Unknown Parties may Claim an Interest as Spouses, Heirs, Devisees, Grantees, or other Claimants; Bobby L. Jackson; Katrina Robinson n/k/a Katrina C. Tucker; Angela Tucker a/k/a Angela F. Tucker; Gene-Roy Downs; Reuben Cherry; Hazel Tucker; Cassandra Varnes; Unknown Tenant #1 In Possession Of The Property n/k/a Katrina Robinson a/k/a Katrina Tucker 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.</p>
<p>realforeclose.com, beginning at 10:00 AM on the 19th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 4, BLOCK B, PATRICK AND SWEET'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA TAX ID: A-08-29-19-4NU-B00000-00004.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>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</p> <p>Dated this 15th day of January, 2026.</p> <p>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 # 15-F07914 January 23, 30, 2026 26-00220H</p>

FIRST INSERTION
<p>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-000811 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONNA M. COLE, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 11, 2025, and entered in 25-CA-000811 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 2019-3 is the Plaintiff and THE UNKNOWN HEIRS,</p>
<p>BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONNA M. COLE, DECEASED; TERESA L. MANIS; ELISHIA MANIS; MELISSA MATTAIR 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 12, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 23, BLOCK 3, SUNSET HEIGHTS REVISED, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 203 PEVETTY DR, PLANT CITY, FL 33563</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the</p>

FIRST INSERTION
<p>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-000010 FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JOEL URENA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000010 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Joel Urena, 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 12th day of February, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>Lot 2, Block B, J & L Subdivision, according to the plat there-</p>
<p>of as recorded in Plat Book 45, Page 77, of the Public Records of Hillsborough County, Florida.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 23-0615OFL January 23, 30, 2026 26-00232H</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: I CASE NO.: 25-CA-009377 SECTION # R09 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. NICOLE OCUTO; COPPERFIELD TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF NICOLE OCUTO; 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 12 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1, BLOCK 9, COPPERFIELD TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, AT PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN PARCEL "A."</p> <p>PROPERTY ADDRESS: 8711 COBBLER PL, TAMPA, FL 33615</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK</p>
<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 16 day of January 2026.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by:</p> <p>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 25-03035 January 23, 30, 2026 26-00221H</p>

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 16 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
25-03035
January 23, 30, 2026 26-00221H

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-002416 LAKEVIEW LOAN SERVICING, LLC., Plaintiff, VS. JUAN G. ILLAN A/K/A JUAN ILLAN; UNKNOWN SPOUSE OF JUAN G. ILLAN A/K/A JUAN ILLAN N/K/A ALICIA ILLIAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 26, 2025 in Civil Case No. 24-CA-002416, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and JUAN G. ILLAN A/K/A JUAN ILLAN;</p>
<p>UNKNOWN SPOUSE OF JUAN G. ILLAN A/K/A JUAN ILLAN N/K/A ALICIA ILLIAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on February 23, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 12, BLOCK B, AND A 1/23 INTEREST IN LOT 16, BLOCK A, REVISED PLAN OF MANATEE HARBOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT AMERICANS WITH DISABILITIES</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-004505 CARRINGTON MORTGAGE SERVICES, LLC; Plaintiff, v. JENNIFER FILS, 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, Victor D. Crist, Clerk of the Circuit 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:</p> <p>Lots 3, 4, 15 and 16, Block 12, KEYSTONE PARK, according to map or plat thereof as recorded in Plat Book 5, Page 68 of the Public Records of Hillsborough County, Florida. Property Address: 13213 ELM ST, ODESSA, FL 33556</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE</p>
<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Andrew Arias, FBN: 89501 MARINOSCI LAW GROUP, P.C. Attorneys for Plaintiff 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 24-02411 January 23, 30, 2026 26-00231H</p>

FIRST INSERTION
<p>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-001506 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ALFONSO THORNTON, JR.; UNKNOWN SPOUSE OF ALFONSO THORNTON, JR.; CLARENCE ALLEN; UNKNOWN SPOUSE OF CLARENCE ALLEN; BRENDA ALLEN; UNKNOWN SPOUSE OF BRENDA ALLEN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Amending Final Judgment and Rescheduling Foreclosure Sale filed November 25, 2025 and entered in Case No. 23-CA-001506, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALFONSO THORNTON, JR.; UNKNOWN SPOUSE OF ALFONSO THORNTON, JR.; CLARENCE ALLEN; UNKNOWN SPOUSE OF CLARENCE ALLEN; BRENDA ALLEN; UNKNOWN SPOUSE OF BRENDA ALLEN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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</p>
<p>A.M., on February 11, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 12, BLOCK B, PARTICK AND SWEET SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS THE SAME IS RECORDED IN PLAT BOOK 26, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN SECTION 8, TOWNSHIP 29 SOUTH, RANGE 19 EAST, CONTAINING 1,375 SQUIRE FEET, MORE OR LESS.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 16th day of January, 2026.</p> <p>Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00036 NML V6.20190626 January 23, 30, 2026 26-00230H</p>

FIRST INSERTION
<p>UNKNOWN SPOUSE OF JUAN G. ILLAN A/K/A JUAN ILLAN N/K/A ALICIA ILLIAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on February 23, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 12, BLOCK B, AND A 1/23 INTEREST IN LOT 16, BLOCK A, REVISED PLAN OF MANATEE HARBOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT AMERICANS WITH DISABILITIES</p>
<p>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.</p> <p>Dated this 5th day of January, 2026.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2026.01.05 15:17:31-05'00' Foxit PDF Editor Version: 13.1.7 1184-2232B January 23, 30, 2026 26-00200H</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CA-009828 ELLINGTON EMPIRE FUND LLC, Plaintiff, v. HILLS FLIP LLC, a Florida Limited Liability Company; SHABDAN MOLDOKMATOV, an Individual; PEMA GENERAL SERVICES LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): HILLS FLIP LLC, a Florida Limited Liability Company (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 7, BLOCK 12, SEMINOLE HEIGHTS OF NORTH TAMPA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA a/k/a 5108 N Suwanee Ave, Tampa, FL 33603 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</p>	<p>2/18/2026, 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 13 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 Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 January 23, 30, 2026 26-00253H</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-011435 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BARCLAYS MORTGAGE LOAN TRUST 2025-NQMI, Plaintiff, vs. RODOLFO BELTRE, JR. A/K/A RODOLFO BELTRE; UNKNOWN SPOUSE OF RODOLFO BELTRE, JR. A/K/A RODOLFO BELTRE; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): RODOLFO BELTRE, JR. A/K/A RODOLFO BELTRE (LAST KNOWN ADDRESS) 3611 E MOHAWK AVE. TAMPA, FLORIDA 33610 UNKNOWN SPOUSE OF RODOLFO BELTRE, JR. A/K/A RODOLFO BELTRE (LAST KNOWN ADDRESS) 3611 E MOHAWK AVE. TAMPA, FLORIDA 33610 UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY 3611 E MOHAWK AVE. TAMPA, FLORIDA 33610 who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 222, BELLMONT HEIGHTS NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 41, OF THE PUBLIC RECORDS OF</p>	<p>HILLSBOROUGH COUNTY, FLORIDA. a/k/a 3611 E MOHAWK AVE., TAMPA, FLORIDA 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before February 11, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 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. WITNESS my hand and the seal of this Court this 6 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 Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-01703 SM, LLC V1.20140101 January 23, 30, 2026 26-00252H</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-009884 DIV: A LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. TOMIKA WILCOX A/K/A TOMIKA R. WILCOX, et al., Defendants. TO: Ebony Blue 11312 N 52nd Street, Apt. 9 Tampa, FL 33617 Ebony Blue 5316 Whiteway Dr. Temple Terrace, FL 33617 Ebony Blue 9203 N 10th St. Tampa, FL 33604 Ebony Blue 11312 N 52nd St., Apt. 9 Tampa, FL 33617 Ebony Blue 8203 N 10th St. Tampa, FL 33604 Ebony Blue 4507 E 24th Avenue Tampa, FL 33605 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: Lot 12, Block 6 of HIGHLAND PINES REVISED, according to the plat thereof as recorded in Plat Book 36, Page 52, 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</p>	<p>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 than seven days. If you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 8 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 23, 30, 2026 26-00226H</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 25-CA-007012 DIVISION: B RF -Section I NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. TABETHIA S. BYERS AS TRUSTEE OF JTB REVOCABLE LIVING TRUST DATED MAY, 7, 2024; JAMES TRAVIS BYERS; UNKNOWN BENEFICIARIES OF THE JTB REVOCABLE LIVING TRUST DATED MAY 7, 2024; TABETHIA S. BYERS; BELMONT 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). TO: UNKNOWN TENANT NO. 1 9824 Sage Creek Dr Ruskin, FL 33573 TO: UNKNOWN TENANT NO. 2 9824 Sage Creek Dr Ruskin, FL 33573 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: LOT 15 IN BLOCK 38 OF BELMONT NORTH PHASE 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 253, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p>	<p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 2/18/2026, 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 January 13, 2026. 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1496-214929 / ME2 January 23, 30, 2026 26-00216H</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 22-CA-006638 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. EARL R. DIXON A/K/A EARL DIXON; UNKNOWN SPOUSE OF EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL FLORIDA, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to an Order dated December 23, 2025 entered in Civil Case No. 22-CA-006638 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL FLORIDA, INC.; UNKNOWN TENANT #1 NKA LUCILLE FACEY are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on February 26, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 76, BLOCK A, ANDOVER PHASE 2 AND 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN</p>	<p>PLAT BOOK 78, PAGE 61, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 5648 Tughill Drive, Tampa, FL 33624 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 8201 Peters Road, Suite 4000 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail: flrealprop@kelleykronenberg.com File No: M22143-JMV January 23, 30, 2026 26-00254H</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 2025-CA-010469 Division: H SANDRA BECKFORD F/K/A SANDRA VASQUEZ, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE G. AVILES, DECEASED; BERNICE VASQUEZ; UNKNOWN SPOUSE OF BERNICE VASQUEZ; VANESSA AVILES; and UNKNOWN SPOUSE OF VANESSA AVILES, Defendant. NOTICE OF ACTION TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE G. AVILES, DECEASED LAST KNOWN ADDRESS: 7208 NORTHBRIDGE BLVD, TAMPA, FL 33615 YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: LOT 13, BLOCK 79, TOWN N COUNTRY PARK UNIT NO. 36, according to the plat thereof, recorded in Plat Book 43, Page 40, of the Public Records of Hillsborough County, Florida. Parcel ID: U-26-28-17-0A3-000079-00013.0</p>	<p>Folio: 005049-0702 has been filed by Plaintiff, SANDRA BECKFORD F/K/A SANDRA VASQUEZ, and you are required to serve a copy of your written defenses, if any, on Agnes Mombrun Geter, Esq., 2850 34th St N., #350, Saint Petersburg, FL 33713, (321) 216-2040 on or before February 11, 2026 and file the original with the Clerk and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Witness my hand and the seal of this court on this 6th day of January, 2026. Victor Crist Clerk of the Circuit Court By: Jennifer Taylor Deputy Clerk Agnes Mombrun Geter, Esq., 2850 34th St N., #350, Saint Petersburg, FL 33713, (321) 216-2040 Jan. 23, 30; Feb. 6, 13, 2026 26-00215H</p>

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-011518
CMG MORTGAGE, INC., Plaintiff, v.
PEDRO E. MUNOZ BARRIOS; et al, Defendant(s).
To the following Defendant(s):
PEDRO E. MUNOZ BARRIOS (Last Known Address: 7120 DICKEY AVE, DOVER, FL 33527)
UNKNOWN SPOUSE OF PEDRO E. MUNOZ BARRIOS (Last Known Address: 7120 DICKEY AVE, DOVER, FL 33527)
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
BEGIN AT A POINT 671.0 FEET NORTH AND N 89 DEGREES 23` 50` W, 340.0 FEET

FROM THE S.E. CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 28S. RANGE 21E, HILLSBOROUGH COUNTY, FL FOR A POINT OF BEGINNING; THENCE RUN N 89 DEGREES 23` 50` W, 540 FEET; THENCE RUN N. 655.85 FEET; THENCE RUN S 89 DEGREES 23` 50` E. 345.0 FEET; THENCE RUN SOUTH 205 FEET; THENCE RUN S 79 DEGREES 57` 50` E, 100 FEET; THENCE RUN S 0 DEGREES 11` 10` W, 333.1 FEET; THENCE RUN S 89 DEGREES 23` 50` E, 100 FEET; THENCE RUN SOUTH 100 FEET TO POINT OF BEGINNING. LESS AND EXCEPT THOSE LANDS CONVEYED BY WARRANTY DEED RECORDED IN O.R. BOOK 9003, PAGE 810, AS CORRECTED WARRANTY DEED RECORDED IN O.R. BOOK 9092, PAGE 207, PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA. LESS COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA AND RUN THENCE NORTH (ASSUMED BEARING) A DISTANCE OF 671.00 FEET; THENCE N 89 DEGREES 23` 50` W, A DISTANCE OF 798.00 FEET TO THE POINT OF BEGINNING; THENCE N 02 DEGREES 57` 45` E, A DISTANCE OF 303.24 FEET; THENCE S 89 DEGREES 23` 58` E, A DISTANCE OF 137.82 FEET; THENCE S 00 DEGREES 12` 17` W, A DISTANCE OF 303.00 FEET; THENCE N 89DEGREES 23` 50` W, A DISTANCE OF 152.41 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 7120

DICKEY AVE, DOVER, FL 33527
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 2/26/2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2010-08
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or imme-

diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and the seal of this Court this 21 day of JAN, 2026.
VICTOR CRIST
As Clerk of the Court (SEAL) By JENNIFER TAYLOR
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
January 23, 30, 2026 26-00269H

OFFICIAL
COURTHOUSE
WEBSITES

manateeclerk.com

sarasotaclerk.com

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hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

--- 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-001785 DIVISION: G PNC Bank, National Association Plaintiff, -vs.- Ellen McMillion; Unknown Spouse of Ellen McMillion; PNC Bank, National Association; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). TO: Ellen McMillion: 310 Hidden Lake Drive, Brandon, FL 33511, Unknown Spouse of Ellen McMillion: 310 Hidden Lake Drive, Brandon, FL 33511, Unknown Parties in Possession #1: 310 Hidden Lake Drive, Brandon, FL 33511 and Unknown Parties in Possession #2: 310 Hidden Lake Drive, Brandon, FL 33511 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: THE SOUTH 286.09 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SE1/4 OF THE NW1/4, LESS THE SOUTH 25 FEET FOR ROAD RIGHT OF WAY; SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 18 FEET THEREOF. more commonly known as 310 Hidden Lake Drive, 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 25-332512 FC01 NCM January 23, 30, 2026 26-00261H			

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION CASE NO.: 25-CA-009645 BAY HILLS VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. ESTATE OF RUTH ANN STEPHENS, UNKNOWN SPOUSE OF RUTH ANN STEPHENS, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RUTH ANN STEPHENS, UNKNOWN TENANT(S) IN POSSESSION, CAPITAL ONE BANK (USA), N.A., HILLSBOROUGH COUNTY, Defendants. TO: ESTATE OF RUTH ANN STEPHENS YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Hillsborough County, Florida: Site No. 1, in Block 2, 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, 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, Public Records of Hillsborough County, Florida, and according to the plat thereof recorded in Condominium Plat Book 7, Pages 63-1 through 63-2, Public Records of Hillsborough County, Florida, as amended by that certain Condominium Plat			
Book 8, Page 4, Public Records of Hillsborough County, Florida. Folio: 060603-7604 PIN: U-10-28-20-24R-000002-00001.0 a/k/a 10505 Bay Hills Cir Thonotosassa, FL 33592 A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action on Westernman Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, and file the original with 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 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. This notice shall be published once each week for two consecutive weeks in The Business Observer. WITNESS my hand and the seal of this Court on this 13 day of January, 2026. Victor D. Crist, as Clerk of Court (SEAL) By: Jennifer Taylor Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Marielle Westerman, Esq. Westerman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 January 23, 30, 2026 26-00212H			

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-008145 DIVISION: F PNC Bank, National Association Plaintiff, -vs.- Rehtse Ann Von Hoff a/k/a Rehtse Ann Vonnhoff a/k/a Rehtse A. Von Hoff a/k/a Rehise Ann Vonnhoff a/k/a Rehise A. Von Hoff; Unknown Spouse of Rehtse Ann Von Hoff a/k/a Rehtse Ann Vonnhoff a/k/a Rehtse A. Von Hoff a/k/a Rehise Ann Vonnhoff a/k/a Rehise A. Von Hoff; City of Temple Terrace, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). TO: Rehtse Ann Von Hoff a/k/a Rehtse Ann Vonnhoff a/k/a Rehtse A. Von Hoff a/k/a Rehise Ann Vonnhoff a/k/a Rehise A. Von Hoff: 423 South Riverhills Drive, Tampa, FL 33617 and Unknown Spouse of Rehtse Ann Von Hoff a/k/a Rehise Ann Vonnhoff a/k/a Rehise A. Von Hoff a/k/a Rehise Ann Vonnhoff A. Von Hoff a/k/a Rehise Ann Vonnhoff a/k/a Rehise A. Von Hoff: 423 South Riverhills Drive, Tampa, FL 33617 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 afore-			
mentioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows: LOT 4, IN BLOCK 2, OF TEMPLE TERRACE RIVERSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. more commonly known as 423 South Riverhills Drive, Tampa, FL 33617. 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 2/18/2026 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 13 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 25-333421 FC01 NCM January 23, 30, 2026 26-00255H			

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292025CA008899A001HC RF -Section I UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANN B. RAMSEY AKA SARAH ANGELYN RAMSEY AKA ANN RAMSEY, DECEASED; DAVID RAMSEY; HILLSBOROUGH COUNTY, FLORIDA; ROBERT BENJAMIN; BELINDA HOCKETT; 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: ROBERT BENJAMIN Last Known Address 1033 FLATHEAD RD CROSSVILLE, TN 38572 Current Residence is Unknown TO: BELINDA HOCKETT Last Known Address 5180 NILES AVE NEWTON FALLS, OH 44444 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: LOT 4 OF TALL PINES SECOND ADDITION SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN			
PLAT BOOK 35 ON PAGE 33 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 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 2/11/2026, 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 January 6, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1001-218444 / ME2 January 23, 30, 2026 26-00225H			

FIRST INSERTION			
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023-CA-012536 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST LACY E. FARR AKA LACY FARR, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 10, 2025, and entered in Case No. 2023-CA-012536 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Lacy E. Farr aka Lacy Farr, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capital, Inc, Ford Motor Credit Company, a dissolved corporation, 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 11, 2026 the following described property as set forth in said Final Judgment of Foreclosure: LOT 8, COWLEY COVE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC			
RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1996 DOUBLEWIDE PEACHTREE MOTOR HOME PEACE MOBILE HOME BEARING TITLE NUMBERS: 72739721 AND 72739719; VIN NUMBERS: PSHGA18091A AND PSHGA18091B. A/K/A 10005 COWLEY COVE DR RIVERVIEW FL 33569 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 13 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/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. IN/23-003534 January 23, 30, 2026 26-00267H			

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-005197 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY LOU HERNANDEZ, DECEASED; ROBERT HERNANDEZ A/K/A ROBERT HERNANDEZ, JR.; TRACY CRUZ; JENNIFER HERNANDEZ; KELLY HERNANDEZ; BRITTANY HERNANDEZ; CREDIT ACCEPTANCE CORPORATION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY LOU HERNANDEZ, DECEASED (LAST KNOWN ADDRESS) 3609 CASABA LOOP VALRICO, FLORIDA 33596 BRITTANY HERNANDEZ (LAST KNOWN ADDRESS) 3609 CASABA LOOP VALRICO, FLORIDA 33596 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 18, BLOCK 1, OF BLOOMINGDALE SECTION A, UNIT 1, ACCORDING TO MAP OR PLAT THEREOF IN PLAT BOOK 48, PAGE 91, OF THE PUBLIC RECORDS OF			
HILLSBOROUGH COUNTY, FLORIDA. a/k/a 3609 CASABA LOOP, VALRICO, FLORIDA 33596 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 2/5/2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 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. WITNESS my hand and the seal of this Court this 31 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 Submitted by: 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 25-00290 NML January 23, 30, 2026 26-00246H			

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.

1/18/23/19

FIRST INSERTION			
<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR HILL- SBOROUGH COUNTY, FLORIDA PROBATE DIVISION REF: 25-CP-000503 IN RE: ESTATE OF DIANE M. KARDASH, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has</p>	been entered in the estate of DIANE M. KARDASH, deceased, File Number 25-CP-000503, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that the Decedent's date of death was July 19, 2024; that the total value of the estate is \$5,561.86 and that the names and addresses of those to whom it has been assigned by such order are:	Trustee of the 18640 DIANE M. KARDASH LIVING TRUST (UTD 4/26/2006)	must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH- STANDING ANY OTHER APPLI- CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
	<p>Name MARY ANN SHEA. as</p>	<p>Address 11 Creekside Drive, Wilkes-Barre, PA</p>	ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the de- cedent and persons having claims or demands against the estate of the de- cedent other than those for whom pro- vision for full payment was made in the Order of Summary Administration
			<p>MARY ANN SHEA, Petitioner 11 Creekside Drive Wilkes-Barre, PA 18640 Attorney for Person Giving Notice: JENNIFER L. TERRANA, P.A. JENNIFER L. TERRANA, ESQ. Attorney for Petitioner Florida Bar Number: 77648 1262 Dr. MLK Jr. St. N. St. Petersburg, FL 33705 Telephone: (727) 270-9004 E-Mail: terranalaw@gmail.com January 23, 30, 2026 26-00264H</p>

FIRST INSERTION

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

CASE NO.: 25-CA-006312
REGIONS BANK, Plaintiff, vs. MICHAEL V. CLINTON, UNKNOWN SPOUSE OF MICHAEL V. CLINTON, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 20, 2026, entered in Case No.: 25 CA 006312 of the Circuit Court in and for Hillsborough County, Florida, wherein MICHAEL V. CLINTON, UNKNOWN SPOUSE OF MICHAEL V. CLINTON, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2, are the Defendants, that the Clerk of the Court shall sell the subject property at public sale on March 26, 2026 to the highest bidder for cash, except as prescribed in Paragraph 6, conducted electronically online at <http://www.hillsborough.realforeclose.com>. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed.

The following described real property as set forth in the Final Judgment will be sold:

LOT 46, BLOCK 2, PRESIDENTIAL MANOR, UNIT NO. 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21 OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUNTY, FLORIDA.

ALSO KNOWN AS 5223 PRESIDENTIAL STREET, SEFFNER, FL 33584.

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.

Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407)422-1966 (Phone)
(407)932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407)932-1650 (Phone)

January 23, 30, 2026 26-00270H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No: 25-CP-2434
Division: A
IN RE: ESTATE OF GARY D. ALLARD
Deceased.

The administration of the estate of GARY D. ALLARD, deceased, whose date of death was October 10, 2024, 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 date of first publication of this notice is January 23, 2026.

Personal Representative:
/s/ Kahtryn Joan Riches
KATHRYN J. RICHES
8762 W. WINDROSE DRIVE
PEORIA, ARIZONA 85381
Attorney for Personal Representative:
/s/: Edwin Randolph
Edwin P. Randolph, Esquire, Attorney
Florida Bar Number: 0017900
5008 W. Linebaugh Avenue, Suite 19
Tampa, Florida 33624
Telephone: (813) 514-1343
Fax: (813) 514-4852
E-Mail: attyrandolph@gmail.com
Secondary E-Mail:
efilling@edwinprandolphlaw.com

January 23, 30, 2026 26-00263H

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

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
/s/ Kahtryn Joan Riches
KATHRYN J. RICHES
8762 W. WINDROSE DRIVE
PEORIA, ARIZONA 85381
Attorney for Personal Representative:
/s/: Edwin Randolph
Edwin P. Randolph, Esquire, Attorney
Florida Bar Number: 0017900
5008 W. Linebaugh Avenue, Suite 19
Tampa, Florida 33624
Telephone: (813) 514-1343
Fax: (813) 514-4852
E-Mail: attyrandolph@gmail.com
Secondary E-Mail:
efilling@edwinprandolphlaw.com

January 23, 30, 2026 26-00263H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000157
Division: Probate
IN RE: ESTATE OF LYDIA A. BOBROWSKI
(A/K/A LYDIA BOBROWSKI)
Deceased.

The administration of the estate of Lydia A. Bobrowski (a/k/a Lydia Bobrowski), deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003524
Division B
IN RE: ESTATE OF JUDY DIANA NEWTON
a/k/a JUDY NEWTON
Deceased.

The administration of the estate of JUDY DIANA NEWTON a/k/a JUDY NEWTON, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
MANDY NEWTON
214 West Hiawatha Street
Tampa, Florida 33604
Attorney for Personal Representative:
SCOTT K. SMYLIE, ESQ.
Attorney for Personal Representative
Florida Bar Number: 728195
Smylie Law Firm, PLLC
P.O. Box 770
Brandon, Florida 33509
Telephone: (813) 461-4564
Fax: (727) 977-9345
E-Mail: pleadings@smylielawfirm.com

January 23, 30, 2026 26-00271H

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 #: 23-CA-015399
DIVISION: K
United Wholesale Mortgage, LLC, Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George E. Vaughan a/k/a George Earl Vaughan, 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 George E. Vaughan a/k/a George Earl Vaughan, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN

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 18 AND THE EAST 1/2 OF LOT 17, BLOCK 40, SUN CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1999, MAKE: GRAND MANOR, VIN#: GAG-MTD06310A AND VIN#: GAG-MTD06310B.

more commonly known as 3701 Garon Avenue, Ruskin, FL 33570.

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 2/11/2026 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 6 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
23-329530 FCO1 CXE
January 23, 30, 2026 26-00260H

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-008783
LAKEVIEW LOAN SERVICING, LLC Plaintiff, VS. LISA ANN RUSCITTI A/K/A LISA ANNE RUSCITTI; MIRABAY HOMEOWNERS ASSOCIATION, INC.; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-LOC2; UNKNOWN SPOUSE OF LISA ANN RUSCITTI A/K/A LISA ANNE RUSCITTI; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).

To the following Defendant(s):
LISA ANN RUSCITTI
A/K/A LISA ANNE RUSCITTI
Last Known Address
5413 CAFREY PLACE
APOLLO BEACH, FL 33572
UNKNOWN SPOUSE OF LISA ANN RUSCITTI A/K/A LISA ANNE RUSCITTI
Last Known Address
5413 CAFREY PLACE
APOLLO BEACH, FL 33572
UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY
Last Known Address
5413 CAFREY PLACE
APOLLO BEACH, FL 33572
UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY
Last Known Address
5413 CAFREY PLACE
APOLLO BEACH, FL 33572

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 6, BLOCK 70, MIRABAY PARCEL 5B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 23 THROUGH 29, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 5413 CAFREY PLACE, APOLLO BEACH, FL 33572
HILLSBOROUGH

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 West Cypress Creek Road, Suite 1045, Fort Lauderdale, FL 33309, within 2/11/2026 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 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 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, 2025.

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 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (401) 262-2110
January 23, 30, 2026 26-00262H

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.: 24-CA-006820
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. AHMAD BAREKAT, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 12, 2025, and entered in Case No. 24-CA-006820 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Mahnaz Eslahi, Ahmad Barekat, Faircloth Estates Homeowners Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the February 12, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1, BLOCK 2, FAIRCLOTH ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 15901 DOVER CLIFF DR LUTZ FL 33548

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 13 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/ Charline Calhoun
Florida Bar #16141
IN/24-027927
January 23, 30, 2026 26-00268H

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-STATE

Business Observer

IV20878_V8

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

HILLSBOROUGH COUNTY

SUBSEQUENT INSERTIONS

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

SECOND 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

SECOND 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

THIRD 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

FOURTH 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 NOTICED** 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

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

SECOND 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

SECOND 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

SECOND INSERTION

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

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

OUGH 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

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

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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003396
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

SECOND 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

SECOND 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

THIRD 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 STATUTES, FAILURE TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

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

JAN 05 2026
CLERK OF THE CIRCUIT COURT
(SEAL) By: Jessica Saladin
Deputy Clerk

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

THIRD 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 re-

served 10 minutes for this hearing, and this hearing will be held via Zoom, and the Zoom instructions are as follows:

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

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

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

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

JAN 05 2026
CLERK OF THE CIRCUIT COURT
(SEAL) By: Jessica Saladin
Deputy Clerk

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

FOURTH INSERTION

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

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

ESTATE / SALES

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 23-CA-015562
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEWISEES,
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, DEWISEES, 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

SECOND 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

SECOND 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

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,

SECOND 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

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

--- ACTIONS / SALES ---

SECOND INSERTION			
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>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.</p> <p>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</p>			
<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated on DEC 19 2025.</p> <p>As Clerk of the Court (SEAL) By: Patricia Corbin As Deputy Clerk</p> <p>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</p>			
SECOND INSERTION			
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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:</p> <p>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.</p> <p>and commonly known as: 2601 E 25TH AVE, TAMPA, FL 33605 (the "Property").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS</p>			
<p>MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 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</p>			
SECOND INSERTION			
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>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.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>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.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,</p>			
<p>Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: fmail@raslg.com 23-109731 January 16, 23, 2026 26-00156H</p>			

SECOND INSERTION			
<p>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case #: 25-CA-012251 DIVISION: A</p> <p>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</p>			
<p>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):</p> <p>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.</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-</p>			
SECOND INSERTION			
<p>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</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 100, OF SOUTH CREEK PHASES 2A, 2B, AND 2C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 247, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & 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</p>			
<p>relief demanded in the complaint.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, e-mail: ADA@fjud13.org</p> <p>WITNESS my hand and the seal of this Court this 8 day of January, 2026.</p> <p>VICTOR CRIST As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-03075 January 16, 23, 2026 26-00140H</p>			
SECOND INSERTION			
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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.</p> <p>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:</p> <p>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 HILLSBOR-</p>			
<p>OUGH COUNTY, FLORIDA.</p> <p>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.</p> <p>If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.</p> <p>Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.</p> <p>Dated: January 13, 2026</p> <p>/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</p>			

SECOND INSERTION			
<p>close a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:</p> <p>LOT 1, BLOCK 13, LA COL-LINA PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 123, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA</p> <p>more commonly known as 901 Grand Cresta Avenue, Brandon, FL 33511.</p> <p>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 de-</p>			
SECOND INSERTION			
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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:</p> <p>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.</p> <p>Property Address: 5100 BURCHETTE ROAD #3404, TAMPA, FL 33647</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF</p>			
<p>manded in the Complaint.</p> <p>"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."</p> <p>WITNESS my hand and seal of this Court on the 7 day of January, 2026.</p> <p>Victor D. Crist Circuit and County Courts (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 25-334433 FCO1SUT January 16, 23, 2026 26-00170H</p>			
SECOND INSERTION			
<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>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</p>			
SECOND INSERTION			
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>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:</p> <p>LOT 33, BLOCK 6, BUCKHORN PRESERVE - PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-</p>			
<p>CORDED IN PLAT BOOK 94, PAGES 67-1 THRU 67-6 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 2834 PANKAW LN, VALRICO, FL 33596</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 13 day of January, 2026.</p> <p>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: fmail@raslg.com 24-229026 - NaC January 16, 23, 2026 26-00177H</p>			

--- ACTIONS / SALES ---

SECOND INSERTION			SECOND INSERTION		
<p>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,</p>			<p>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</p>		
<p>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, 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, NORTHALE, SECTION B, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 48, PAGE 47, IN THE PUBLIC RECORDS OF</p>			<p>HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 4430 RANCHWOOD LN, TAMPA, FL 33624; including the building, apurtenances, 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</p>		
<p>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</p>			<p>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@fjud13.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: fmail@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</p>		
<p>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, AC-</p>			<p>CORDING 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</p>		
<p>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</p>			<p>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</p>		
<p>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</p>			<p>on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, 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</p>		
<p>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</p>			<p>fore 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</p>		
<p>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</p>			<p>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</p>		

--- ACTIONS / SALES ---

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-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: MRSservice@mccalla.com Fla. Bar No.: 146803 24-10931FL January 16, 23, 2026
		26-00150H	

SECOND 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 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@circuits.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 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

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-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	

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-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: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09752FL January 16, 23, 2026	26-00151H	

SECOND 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 TREVISIO HOMEOWNERS ASSOCIATION, 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 TREVISIO 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@stephenstanleylaw.com Attorney for Plaintiff January 16, 23, 2026		26-00126H	

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-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	

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. 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 FOR-			
EST 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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 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	

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 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, DEVEISES, 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, DEVEISES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF J.B. WILLIAMS, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVEISES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELEANOR MCGEE, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVEISES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ADRIANA WILLIAMS A/K/A ADRINA M. WILLIAMS, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVEISES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELEANOR MCGEE, UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVEISES, GRANTEES, 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, DEVEISES, 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	