

Public Notices

Business
Observer

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JANUARY 23 - JANUARY 29, 2026

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 Louailier, 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 Saint 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 F.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

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 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

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. Year/Make: 1996 CLAS Mobile Home
VIN #: JACFL17292A/B
Title #: 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, 2026 26-00257H

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
A031 Te Quandris Jennings
A066 Courtney Mayhue
A105 viva Shazell
A130 Phealandrea Salter
A225 Winstin Joseph
A247 Jose Sanchez

B001 Anthony Bradley
B008 Emmanuel Nanji
B089 Joseph Hillard
B123 Hector Giraldo-Gomez

B148 Krychonda Baldwin
C020 Michelle Tokos
C023 Troy Ellis

C044 Salie Mirra
D111 Joe Andersen III
D146 Andrea Allen

D173 PRAVEEN SIKARWAR

D182 ALLEN BROWN Jr
D208 Ryan Culpepper

Artwork, boxes, electronics, furniture, lamps
Furniture
Bedding, furniture
Bedding, boxes, bags, totes, furniture
Boxes, bags, totes, clothing, sports, outdoors
Boxes, bags, totes, electronics, kitchenware, furniture
Boxes, bags, totes, electronics, kitchenware furniture

Boxes, totes, electronics, furniture, sports, trampoline, bicycle
Appliances, boxes, bags, totes, furniture
Books, files, clothing, electronics
Bedding, boxes, bags, totes, clothing, electronics, furniture, tools

Boxes, bags, totes, artwork, furniture
Boxes, bags, totes, furniture, lamps
Bedding, boxes, clothing, electronics, shoes TV

Boxes, bags, totes, baby items
Boxes
Bedding, boxes, bags, totes, furniture, lamps, sports

Appliances, artwork, baby items, bedding, boxes, clothing, collectibles, electronics, kitchenware, tools, lamps, CDs, DVDs, sports equipment, toys

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, 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 26-00225H

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 26-00225H

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 PREMIUM 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.

Year/Make: 1996 CLAS Mobile Home

VIN #: JACFL17292A/B

Title #: 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, 2026 26-00228H

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.

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE OF REGULAR MEETING OF THE WATERSET 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		PRODUCT ANNUAL	
			PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	INSTLMT. ⁽²⁾⁽³⁾	PER UNIT INSTLMT.
CONVENTIONAL						
Townhome 20'	132	0.40	\$4,598,274	\$34,835	\$374,600	\$2,838
Townhome 24'	72	0.48	\$3,009,779	\$41,802	\$245,193	\$3,405
Cluster Detached 31.25'	76	0.63	\$4,136,705	\$54,430	\$336,998	\$4,434
Single Family 40'	395	0.80	\$27,519,974	\$69,671	\$2,241,925	\$5,676
Single Family 50'	490	1.00	\$42,673,377	\$87,089	\$3,476,402	\$7,095
Single Family 60'	256	1.20	\$26,753,595	\$104,506	\$2,179,491	\$8,514
Single Family 70'	128	1.40	\$15,606,264	\$121,924	\$1,271,370	\$9,933
AGE QUALIFIED						
Duplex/Paired Villa	100	0.72	\$5,943,005	\$59,430	\$484,149	\$4,841
Single Family 50'	253	1.00	\$20,883,060	\$82,542	\$1,701,246	\$6,724
Single Family 60'	199	1.20	\$19,710,967	\$99,050	\$1,605,761	\$8,069
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.

WATERSET 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 WATERSET 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

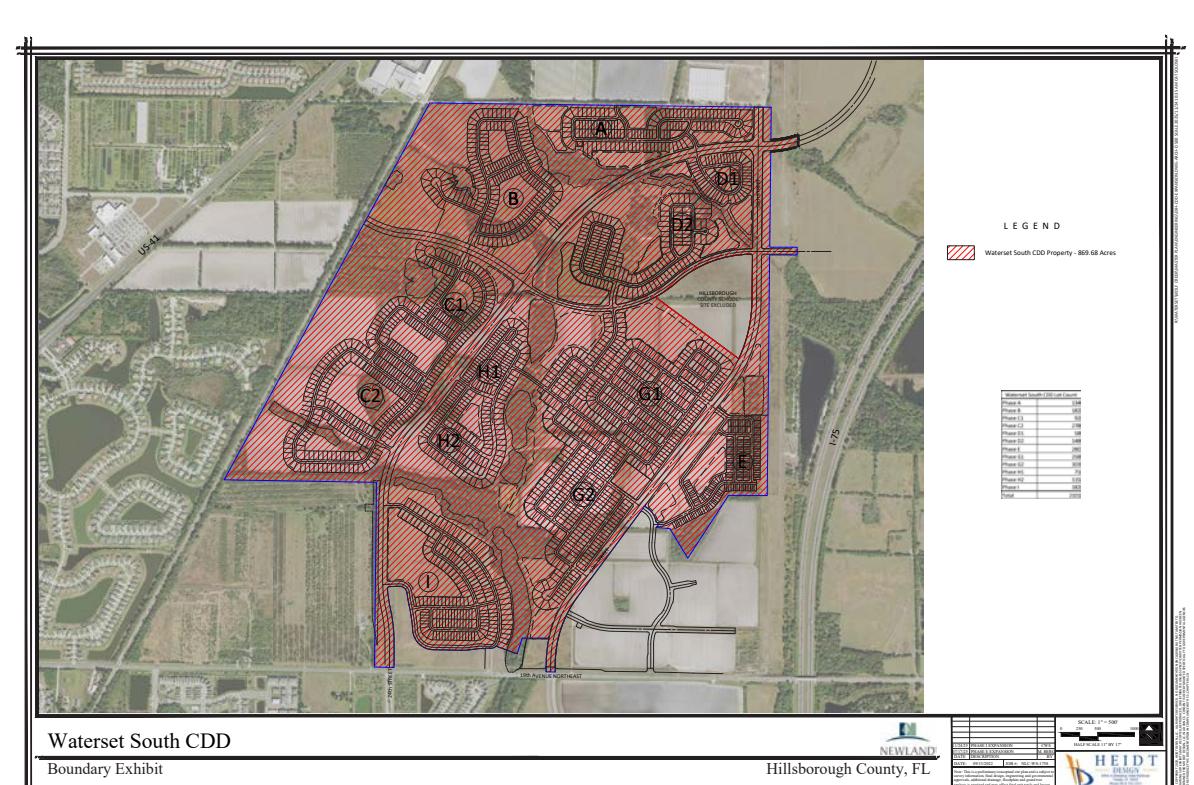
WHEREAS, the District hereby determines that the Assessments to be levied on the New Lands will not exceed the benefit to the New Lands.

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

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Assessments shall be levied against the New Lands to defray a portion of the cost of the Improvements.

3. 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.



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ESTATE ---

FIRST INSERTION

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.

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.

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, including unmatured, 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.**

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court **WITHIN THREE 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 23, 2026.

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, 2026 26-00208H

FIRST INSERTION

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.

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.

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, including unmatured, 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.**

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court **WITHIN THREE 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 23, 2026.

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, 2026 26-00243H

FIRST INSERTION

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.

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.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, 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 **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

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, 2026 26-00243H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-003429
Division: B
IN RE: ESTATE OF
WILLIAM J. KARDASH, SR.,
Deceased.

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.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, 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 **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

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, 2026 26-00243H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-127
Division B
IN RE: ESTATE OF
WINSOM BEVERLY ALLEN,
A/K/A WINSOM B. ALLEN,
A/K/A WINSOME B. ALLEN
Deceased.

The administration of the estate of Winsom Beverly Allen, a/k/a Winsom B. Allen, deceased, whose date of death was December 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, 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 **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 creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

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.

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 23, 2026.

Personal Representative:

/s/ Mya Morris

Mya Morris

10420 McKinley Drive, Apt. 5310

Tampa, FL 33612

Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert, Esquire
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com

January 23, 30, 2026 26-00227H

FIRST INSERTION

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.

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.

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 **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 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 23, 2026.

Personal Representative:

D. Russell Stahl Jr.

--- ESTATE ---

--- ACTIONS / SALES ---

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 DeLuca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, 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 certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602, ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of said

Court on the 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@deluclawgroup.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 representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is January 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
btaylorresq@outlook.com

January 23, 30, 2026 26-00249H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA

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, 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 March 17, 2025 in Civil Case No. 23-CA-014910, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, CWS INVESTMENTS, INC. is the Plaintiff, and CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, 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.

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:

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 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

the scheduled appearance is less than 7 days; if you are hearing or voice impaired, 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'

Foxit PDF Editor Version: 13.1.7

1703-002B

January 23, 30, 2026 26-00233H

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-003791

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
FREMONT HOME LOAN TRUST
2004-B, ASSET-BACKED
CERTIFICATES, SERIES 2004-B,

Plaintiff, vs.

CATHY C. ROYAL A/K/A

CATHY ROYAL, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 09, 2025, and entered in 24-CA-003791 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2004-B, ASSET-BACKED CERTIFICATES, SERIES 2004-B is the Plaintiff and

CATHY C. ROYAL; UNKNOWN SPOUSE OF CATHY C. ROYAL A/K/A CATHY ROYAL; HFC COLLECTION CENTER, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF HILLSBOROUGH COUNTY, FLORIDA 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:

LOT 1 IN BLOCK 2, LIVINGS-
TON UNIT 1, ACCORDING TO
MAP OR PLAT THEREOF, RE-
CORDED IN PLAT BOOK 49,
PAGE 38, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

Property Address: 2434 BLIND

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 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. 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

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.

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 TAQUERO, LLC, a Florida limited liability company, FLAVIANO MEJIA TREJO, STATE OF FLORIDA, 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 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, FLORIDA.

a/k/a 1705 W. Powhatan Ave,
Tampa, Florida 33603

--- ACTIONS / SALES ---

FIRST INSERTION

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

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.

at public sale, to the highest and best bidder for cash, at www.hillsboroughrealforeclose.com at 10:00 a.m., on the

13th 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 19 day of January, 2026.
FRISCHIA & 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

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-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.hillsboroughrealforeclose.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:

Lot 2, Block B, J & L Subdivision, according to the plat there-

of as recorded in Plat Book 45, Page 77, of the Public Records of Hillsborough County, Florida.

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

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

Robyn Katz, Esq.
McCalla Rayner Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06150FL

January 23, 30, 2026 26-00232H

FIRST INSERTION

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 www.hillsboroughrealforeclose.com, on February 5, 2026, the following described property:

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

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

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

Andrew Arias, FBN: 89501
MARINOSCI LAW GROUP, P.C.
Attorneys for Plaintiff
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 24-02411
January 23, 30, 2026 26-00231H

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. 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, Asignees, 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, Asignees, 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.hillsboroughrealforeclose.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:

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

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

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."

PROPERTY ADDRESS: 8711 COBBLER PL, TAMPA, FL 33615 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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 # RF****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.hillsboroughrealforeclose.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:

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."

PROPERTY ADDRESS: 8711 COBBLER PL, TAMPA, FL 33615 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@fjjud13.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

**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**

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;

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.; 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.HILLSBOROUGHREALFORECLOSE.COM, at 10:00

A.M., on February 11, 2026, the following described property as set forth in said Final Judgment, to wit:

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 SQUARE FEET, MORE OR LESS.

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 25-CA-008453

LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, vs.

MELANIE EASTO A/K/A

MELANIE LEE EASTO; JOSHUA
EASTO A/K/A JOSHUA JUSTIN

BURR EASTO; et al.,

Defendant(s).

TO: Melanie Easto a/k/a Melanie Lee
EastoLast Known Residence: 1106 Arbour
Verde Ct Tampa, FL 33613TO: Joshua Easto a/k/a Joshua Justin
Burr EastoLast Known Residence: 1106 Arbour
Verde Ct Tampa, FL 33613YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
property in Hillsborough County,
Florida:LOT 3, BLOCK 21, BEARSS
LANDING PHASE 2, ACCORDING
TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 136, PAGES 79
THROUGH 82, PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on ALDRIDGE
PITE, LLP, Plaintiff's attorney, at 401W. Linton Blvd. Suite 202-B Del-
ray Beach, FL 33444, on or before
01/20/2026, and file the original with
the clerk of this court either before
service on Plaintiff's attorney or imme-
diately 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 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.

Dated on JAN 13 2026.

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

As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444

1184-2664B

Ref# 14402

January 23, 30, 2026 26-00210H

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDAGENERAL JURISDICTION
DIVISION

CASE NO.: 25-CA-012138

COMPU-LINK CORPORATION,
DBA CELINK,

Plaintiff, vs.

ISRAEL F. GARCIA A/K/A ISRAEL
F. GARCIA, et al.

Defendant(s).

TO: ISRAEL F. GARCIA A/K/A IS-
RAEL F. GARCIA, ROSA L. GARCIA,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being fore-
closed herein.YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:LOT 1212, FIRST ADDITION
TO RUSKIN CITY, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 6, PAGES 39
AND 40, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before 02/19/2026
(/30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either beforeservice on Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of 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.THIS NOTICE SHALL BE PUBLISHED
ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.WITNESS my hand and the seal
of this Court at Hillsborough County,
Florida, this day of JAN 14 2026.

VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin

DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-351422

January 23, 30, 2026 26-00205H

FIRST INSERTION

**NOTICE OF SALE UNDER F.S.
CHAPTER 45**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA

Case No. 2025-CA-007110

Honorable Judge: Laura E. Ward

PLANET HOME LENDING, LLC

Plaintiff, vs.

MICHAEL HERMANN, JR;

LINDSAY COOKSEY AKA

LINDSEY JEAN COOKSEY;

VENTANA COMMUNITY
ASSOCIATION, INC.; UNKNOWN

TENANT OCCUPANT #1;

UNKNOWN TENANT OCCUPANT
#2;

Defendants,

NOTICE IS GIVEN that, in accordance
with the Final Judgment of Foreclosure
dated January 20, 2026, in the above-
stated cause, Victor D. Crist, as the
Clerk of the Circuit Court, will sell to
the highest and best bidder for cash on-
line at: www.hillsborough.realestateclose-
out.com at 10:00 A.M. on March 23, 2026,
the following described property:LOT 10, BLOCK 5, VENTANA
GROVES PHASE 1, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 134, PAGES 202
THROUGH 221, INCLUSIVE,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA

Folio No. 077192-6064

COMMONLY KNOWN AS:

11210 Sage Canyon Drive, River-
view, FL 33578ANY PERSON CLAIMING AN
INTEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THANTHE 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
ED HEREIN.

ADA INFORMATION

IF YOU ARE A PERSON WITH A
DISABILITY WHO NEEDS ANY AC-
COMMODATIONS IN ORDER TO
PARTICIPATE IN A COURT PRO-
CEEDING, YOU ARE ENTITLED, AT
NO COST TO YOU, TO THE PROV-
ISION OF CERTAIN ASSISTANCE.
PLEASE CONTACT THE COURT'S
ADA COORDINATOR, HILLSBOR-
OUGH COUNTY COURTHOUSE,
800 E. TWIGGS ST., ROOM 604,
TAMPA, FL 33602, (813) 272-
7040 AT LEAST 7 DAYS BEFORE
YOUR SCHEDULED COURT AP-
PEARANCE, OR IMMEDIATELY
UPON RECEIVING A NOTIFI-
CATION OF A COURT PROCEEDINGIF THE TIME BEFORE THE SCHED-
ULED APPEARANCE IS LESS THAN
7 DAYS, IF YOU ARE HEARING OR
VOICE-IMPAIRED, CALL 711.
Dated this January 20, 2026.

/s/ Matthew T. Wasinger

Matthew T. Wasinger, Esquire

Wasinger Law Office

605 E. Robinson, Suite 730

Orlando, FL 32801

(407) 308-0991

Fla. Bar No.: 0057873

Attorney for Plaintiff

Service:

mattw@wasingerlawoffice.com

January 23, 30, 2026 26-00259H

FIRST INSERTION

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

Case No. 25-CA-009638

Village Capital & Investment LLC

Plaintiff, vs.

Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag;

Unknown Spouse of Peter L.

Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag and

Unknown Spouse of Peter L. Agdamag a/k/a Peter Lopez

Agdamag a/k/a Peter Agdamag

Defendants.

TO: Peter L. Agdamag a/k/a Peter Lopez

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-009828
ELLINGTON EMPIRE FUND LLC, Plaintiff, v. **HILLS FLIP LLC**, a Florida Limited Liability Company; **SHABDAN MOLDKOMATOV**, 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

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 (813) 272-7040, 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

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-011435
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BARCLAYS MORTGAGE LOAN TRUST 2025-NQM1, 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

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 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

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, vs.
PEDRO E. MUÑOZ BARRIOS; et al., Defendant(s).
To the following Defendant(s):
PEDRO E. MUÑOZ BARRIOS (Last Known Address: 7120 DICKEY AVE, DOVER, FL 33527)
UNKNOWN SPOUSE OF PEDRO E. MUÑOZ 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

FIRST INSERTION

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

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'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

FIRST INSERTION

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

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

FIRST INSERTION

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 S 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 S 79 DEGREES 57' 50" E, A DISTANCE OF 303.24 FEET; THENCE S 89 DEGREES 23' 50" 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-

FIRST INSERTION

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.

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

PILAT BOOK 78, PAGE 61, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 5648 Tughill Drive, Tampa, FL 33624
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

FIRST INSERTION

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, ASIGNEES, 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, ASIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTER

--- 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-000002-000010
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 Westerman 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

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.

**NOTICE TO CREDITORS
(Summary Administration)**
IN THE CIRCUIT COURT FOR HILLSBOROUGH 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:

You are hereby notified that an Order of Summary Administration has

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:

MARY ANN 11 Creekside Drive,
SHEA, as Wilkes-Barre, PA

Q & A

FIRST INSERTION

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 Vonhoff a/k/a Rehtse A. Von Hoff a/k/a Rehise Ann Vonhoff a/k/a Rehise A. Von Hoff; Unknown Spouse of Rehtse Ann Von Hoff a/k/a Rehtse Ann Von Hoff a/k/a Rehtse 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)

Defendant(s).

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
25-333421 FC01 NCM

January 23, 30, 2026 26-00255H

FIRST INSERTION

NOTICE OF ACTION

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

NOTICE OF RESCHEDULED SALE

PURSUANT TO CHAPTER 45

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

CIVIL DIVISION

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 LACEY E.

FARR AKA LACY FARR,

DECEASED, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant

to an Order Rescheduling Foreclo-

sure 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, 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 SUB-

DIVISION, ACCORDING TO

MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK

66, PAGE 23, OF THE PUBLIC

RECORDS OF HILLSBOROUGH

--- ACTIONS / SALES ---

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@mfpallegal.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@mfpallegal.com

Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mfpallegal.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 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 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:

efiling@edwinpr Randolphlaw.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 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 23, 2026.

Personal Representative:

Vincent J. DeVito

13201 Elm Street

Odessa, Florida 33556

Attorney for Personal Representative:

Tanya Bell, Esq.

Florida Bar Number: 52924

Bell Law Firm, P.A.

2611 Keystone Road, Suite B-1

Tarpon Springs, Florida 34688

Telephone: (727) 287-6316

Fax: (727) 287-6317

TanyaBell@BellLawFirmFlorida.com

Felicia@BellLawFirmFlorida.com

January 23, 30, 2026 26-00237H

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:

FIRST INSERTION

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 October 5, 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.

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Q Who benefits from legal notices?

A 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.

Q Are there different types of legal notices?

A 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.

Q Are internet-only legal notices sufficient?

A 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 fulfill all of those standards.

Q How much do legal notices cost?

A 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

1418237_V21

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 13TH 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.

January 2, 9, 16, 23, 2026

26-00009H

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 13TH 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-RPLI 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, GRANTEEES, 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.

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.

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A/K/A: 5

--- ESTATE / ACTIONS ---

SECOND INSERTION

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

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

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

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

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

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

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

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

Personal Representative:

BIANCA COOPER
6107 Lakes Divide Road
Temple Terrace, FL 33637

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

SECOND INSERTION

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

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

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

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

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

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

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

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

Personal Representative:

WALTER E. GORDON, II
1344 Cadhay Court
Safety Harbor, Florida 34695

Attorney for Personal Representative:
Richard A. Miller
Florida Bar Number: 328911
Miller Troiano, P.A.
Post Office Box 8169
Lakeland, FL 33802
Telephone: (863) 688-7038
Fax: (863) 688-2619
E-Mail: rmiller@millerlawfl.com
Secondary E-Mail:
ddean@millerlawfl.com
January 16, 23, 2026 26-00128H

SECOND INSERTION

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

The administration of the estate of CARMEN JEANNE SARDO, deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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:

JAMES GARDNER WYATT,
Personal Representative

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

SECOND INSERTION

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

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

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

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

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

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

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

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

ROBERT ARANA

Personal Representative

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

SECOND INSERTION

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

The administration of the estate of William Edward Wieland Jr., deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Room 101, Tampa, Florida 33602. The names and addresses of the personal representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

Personal Representative:

David E. Phelps

Personal Representative

Address: 1810 Danbury Drive
Sun City Center, Florida 33573
Phone Number: 414-630-5778
E-Mail Address: davisphelps@yahoo.com

Attorney for Personal Representative:
Misa A. Evert, Esq.

Attorney for Personal Representative
Florida Bar Number:

BASKIN EISEL RIGHMYER
14020 Roosevelt Boulevard, Suite 808
CLEARWATER, FL 33762
Telephone: (727) 572-4545
Fax: (727) 572-4646

E-Mail: meverist@baskineisel.com

Secondary E-Mail: jennifer@baskineisel.com

January 16, 23, 2026 26-00166H

SECOND INSERTION

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

viving 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

Personal Representative:

David E. Phelps

Personal Representative

Address: 1810 Danbury Drive
Sun City Center, Florida 33573
Phone Number: 414-630-5778
E-Mail Address: davisphelps@yahoo.com

Attorney for Personal Representative:
Misa A. Evert, Esq.

Attorney for Personal Representative
Florida Bar Number:

BASKIN EISEL RIGHMYER
14020 Roosevelt Boulevard, Suite 808
CLEARWATER, FL 33762
Telephone: (727) 572-4545
Fax: (727) 572-4646

E-Mail: meverist@baskineisel.com

Secondary E-Mail: jennifer@baskineisel.com

January 16, 23, 2026 26-00174H

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 25-CA-009868

MOSAIC FERTILIZER, LLC, a
Delaware limited liability company,
Plaintiff, v.

**COASTAL WASTE & RECYCLING,
INC.**, a Delaware corporation;
PANCO REAL ESTATE, LLC, a
Delaware limited liability
company; **SHELDON A.**

MICKELSON, Individually and as
Co-Trustee of the SAM Trust Dated
December 22, 1997 a/k/a **SHELDON A.**

MICK

--- 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.

SECOND INSERTION

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

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

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

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

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

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

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

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

Robert 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.

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, 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
PROBATE 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.reaforeclose.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 1/2 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 #: A00399200000

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 Uilmerton 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 system 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

--- 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
Decceased.

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 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
Decceased.**

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 FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026CP000016A001HC
Division Probate

**IN RE: ESTATE OF
PHYLLIS LOUISE AVERY
Decceased.**

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 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:

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

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
Meagan 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 30 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,
Decceased.**

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 PO 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.**

**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.

Personal Representative:

VINCENT JORDAN
Personal Representative
2035 Buff Creek Road
Hurricane, WV 25526

JAMES P. HINES, JR.

Attorney for Personal Representative
Florida Bar No. 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:
mgreco@hnh-law.com

January 16, 23, 2026 26-00165H

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
Decceased.**

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.**

**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.

Personal Representative:

Kristen 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

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, DEVISEES,
ASSEES, 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

TRUIST BANK, as successor by

merger to SUNTRUST BANK,

Plaintiff, vs.

**DONALD RAY MULAC,
UNKNOWN SPOUSE OF DONALD
RAY MULAC, UNKNOWN
T**

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 25-CA-009396

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

SOUAD M. SALEM;WAFA M. AYAD; et al., Defendant(s).

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

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before

01/26/2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on DEC 19 2025.

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

As Deputy Clerk

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 25-CA-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.realeforeclose.com> on March 17, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

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

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

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 82813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Any A. 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 Gollahan, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
January 16, 23, 2026 26-00158H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 29-2023-CA-015123

SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs.

NANCY WEEMS, KENNY CASEY BAMBER, JERRY WHITE, SUSAN WHITE, PENNY A. WHITE, TIRA WHITLOW, AND GARRETT WHITE, et al.

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

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before 02/17/2026 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

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

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

DEPUTY CLERK

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

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case #: 25-CA-012251
DIVISION: A

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

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

YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-

SECOND INSERTION

a/k/a Roberto Angel Iglesias-Delgado a/k/a Roberto A. Iglesias, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s):

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

YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-

close a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

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

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

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 2/12/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the Complaint.

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

WITNESS my hand and seal of this Court on the 7 day of January, 2026.

Victor D. Crist

Circuit and County Courts

(SEAL) By: Jennifer Taylor

Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: C
Case #: 25-CA-007963

VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, vs.

AUBREY DEVON WILLIAMS,
et al.,
Defendants.

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

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 2/13/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: ADA@fljud13.org on February 5, 2026, the following described property:

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

Property Address: 5100 BURCHETTE ROAD #3404, TAMPA, FL 33647
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

January 16, 23, 2026 26-00140H

SECOND INSERTION

RE-NOTICE OF FORECLOSURE
SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case #: 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., Defendants.

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

Dated: January 13, 2026

/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882

Attorney for Plaintiff:

Brian L. Rosaler, Esquire

Popkin & Rosaler, P.A.

1701 West Hillsboro Boulevard

Suite 400

Deerfield Beach, FL 33442

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 25-CA-011182
DIVISION:
RF-Section I
FIFTH THIRD BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
JEFFREY ANDREW HARDY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).
TO: JEFFREY ANDREW HARDY
Last Known Address
548 FRANDOR PL
APOLLO BEACH, FL 33572
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
LOT 3, BLOCK 10, APOLLO BEACH UNIT ONE, PART ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 40, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort

Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 1/27/2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO

800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED on December 22, 2025.

VICTOR CRIST

As Clerk of the Court

(SEAL) By: Jennifer Taylor

As Deputy Clerk

Hillsborough County Courthouse

800 E. Twiggs St.

Tampa, FL 33602

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION
Case No. 29-2024-CA-002578
Division G
RESIDENTIAL FORECLOSURE
Section II

SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., EZEKIEL OVERSTREET, JR., AS KNOWN HEIR OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., UNKNOWN SPOUSE OF APRIL OVERSTREET JOHNSON, UNKNOWN SPOUSE OF EZEKIEL OVERSTREET, JR., AND UNKNOWN TENANTS/OWNERS, Defendants.

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

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

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

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

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

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

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. 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; ALLEXANDRA BENALCAZAR-YOCOM; NIEL YOCOM are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on February 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, OF MIRA LAGO WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 84, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1514 MIRA

LAGO CIRCL, RUSKIN, FL 33570

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

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

Dated this 13 day of January, 2026.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: SVDanielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-065213 - NaP
January 16, 23, 2026 26-00179H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 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](http://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

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 an 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: servelaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/19-009033
January 16, 23, 2026 26-00190H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 23-CA-014496
DIVISION: G

FOR THONOTOSASSA ROAD, AND THE SOUTH 60 FEET OF THE NORTH 720 FEET OF THE WEST 1/2 OF THE SOUTHWEST 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 an 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 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-011617
LAKEVIEW LOAN SERVICING, LLC

Plaintiff, v.

JAMIE TWIN SEAY, JR., et al., Defendants.

TO: Jamie Twin Seay, Jr.
748 Barclay Wood Drive
Ruskin FL 33570
Unknown Spouse of Jamie Twin Seay, Jr.
748 Barclay Wood Drive
Ruskin FL 33570

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
LOT 2, BLOCK 2, TREMONT AT BAY PARK TWO, according to the plat as recorded in Plat Book 132, Pages 70 through 71, of the Public Records of Hillsborough County, Florida.

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, to it on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service

on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs 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 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-010007
LAKEVIEW LOAN SERVICING, LLC

Plaintiff, vs.

JEROME E. SMILEY, JR. A/K/A JEROME SMILEY, JR.; ET AL

Defendant(s).

To the following Defendant(s):
JEROME E. SMILEY, JR. A/K/A JEROME SMILEY, JR.
Last Known Address
4637 CABBAGE PALM DR.
VALRICO, FL 33596

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 19, BLOCK 1, OAKDALE RIVERVIEW ESTATES-UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 24, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

--- 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-NQMI,
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-NQMI 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 24-0931FL January 16, 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. Requests 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@circuits8.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 or voice impaired please call 711.

DATED this the 7 day of January, 2026.

VICTOR CRIST, CLERK OF COURT
HILLSBOROUGH COUNTY,
FLORIDA

Steven W. Moore, Esquire
8240 118th Avenue North, Suite 300
Largo, Florida 33773
(727) 395-9300
FBN: 0982660
steven@stevenmoorepa.com
kathy@stevenmoorepa.com

January 16, 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.

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:
dlsalem@raslg.com
23-168588 - NaP
January 16, 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, 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 TREVISO
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 TREVISO HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and the Defendants are SANCHEZ TOMAZ BANKS A/K/A SANCHEZ BANKS; MARQUITA BANKS F/K/A UNKNOWN SPOUSE OF SANCHEZ TOMAZ 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

55 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
sj@stephenstanleylaw.com
Attorney for Plaintiff
January 16, 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 # F#
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@fjjud13.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) 771-2652
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, 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:

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